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No. Pages 0005
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CLEARBROOK SECTION 5 CONDOMINI
JM ASSOCIATION, INC.
Association,

Employee ID BADAL

RECORDING	\$	40.00
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NJPRPA	\$	8.00
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RECORDING	\$	3.00
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STATE OF NEW JERSEY
MIDDLESEX COUNTY CLERK

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ELAINE FLYNN
COUNTY CLERK



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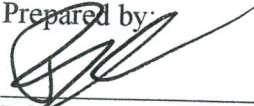
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Prepared by:


RONALD L. PERL, ESQ.

**ADDENDUM TO MASTER DEED AND BY-LAWS OF THE
CLEARBROOK SECTION 5 CONDOMINIUM ASSOCIATION, INC.**

THIS ADDENDUM to the Master Deed and By-Laws is made this 4th day of September, 2014, by the Clearbrook Section 5 Condominium Association, Inc., a New Jersey nonprofit corporation, located in the Township of Monroe, County of Middlesex and State of New Jersey (hereinafter referred to as "the Association").

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 October 15, 1973 in Deed Book 2829 at Page 534 et seq. This Addendum shall supersede any previously adopted regulations with regard to generators.

Record and Return:

Ronald L. Perl, Esq.

HILL WALLACK LLP

202 Carnegie Center

P.O. Box 5226

Princeton, New Jersey 08543-5226

RESOLUTION OF THE BOARD OF DIRECTORS OF THE CLEARBROOK COMMUNITY
ASSOCIATION SECTION 5

WHEREAS, Article IX, Section 9.1 of the By-Laws of Clearbrook Community Association, Inc. (The "Association" or "CCA") and Article VI, Section 1 of the Master Deed of the Clearbrook Community Association Section 5 ("Section 5") provide:

No member shall make or permit to be made any structural addition, alteration, or improvement in or to a unit, including any exterior painting or any exterior alteration or addition (including awnings, grills, television or radio antenna, etc.) without the prior written consent thereto of the Condominium Association in which the unit is located and the Clearbrook Community Association;

And

WHEREAS Article III, Section 1(j) of the By-laws of Section 5 provides that the property, affairs and business of the condominium association shall be managed by the board of directors and shall have the power to cause the common elements of the condominium to be maintained according to accepted standards; and

WHEREAS, the Board of Directors of the CCA adopted a resolution on August 29, 2012, adopting protocol for responding to resident requests for a "reasonable accommodation" pursuant to the Fair Housing Amendments Act of 1988 ["FHAA"], 42 U.S.C. §3601 et seq.; and

WHEREAS, the Board of Directors of the CCA adopted a resolution on June 25, 2014 permitting residents of Clearbrook to install and operate portable propane generators and propane (LP) standby permanent generators, conditioned upon compliance with certain requirements including the requirement that the installation be permitted and approved by the individual condominium sections; and

WHEREAS, Section 5, is concerned with negative effects of generator installation by way of interference with efficient drainage of storm water, interference with the operation of Section 5's lawn irrigation system, potential damage to the surrounding common elements of the association, and liability to third parties for damage resulting from operation and installation of said generator; and

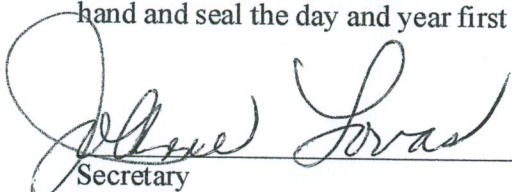
WHEREAS, part of the CCA application process is a location inspection by the engineering firm, FWH Associates, P.A., ["FWH"] to determine the suitability of the installation; and


WHEREAS, Section 5 desires to establish its own standards in addition to those which may be imposed by the CCA in order to protect the property and residents within Section 5;

Now, therefore, be it RESOLVED on this 4th day of ~~August~~^{Sept}, 2014, as follows:

1. Members submitting applications to the CCA must simultaneously provide a copy of the application to the Section 5 Board for its review.
2. During the site evaluation by FWH, it shall determine (in addition to any other information required by the CCA):
 - a. whether and/or to what extent the proposed installation will impact storm water drainage and the operation of the lawn irrigation system, and
 - b. whether the proposed installation will otherwise negatively impact the common elements or another unit.
3. Except as provided in paragraph 5 below, no installation shall be approved which negatively impacts storm water drainage, the operation of the lawn irrigation system or otherwise detrimentally impacts another unit or the common elements.
4. Members shall be held solely responsible for any damage caused to any common element(s) of Section 5 as a result of installation and operation of said generator and shall indemnify and hold harmless Section 5 from any damage that may occur from the installation and operation of said generator. The CCA Architectural Covenant shall be supplemented to the extent necessary to accomplish these purposes.
5. Section 5 shall consider requests for reasonable accommodation pursuant to the FHAA and in accordance with the CCA resolution on Reasonable Accommodations dated August 29, 2012, which is hereby adopted by reference.

IN WITNESS WHEREOF, the Clearbrook Community Association Section 5 has affixed its hand and seal the day and year first above written.


Secretary
JOANNE LOVAS


President
ALAN JACOBSON

ACKNOWLEDGMENT

STATE OF NEW JERSEY :

SS

COUNTY OF MIDDLESEX :

I certify that on September 4th, 2014, Johnnie Lovan personally came before me and acknowledged under oath, to my satisfaction, that he/she is the Secretary of the Clearbrook Section 5 Condominium Association, is the attesting witness to the signing of this document by the proper corporate officer who is Alan Jacobson, 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.

Johnnie Lovan
Secretary

Subscribed and sworn to,
before me, this 4 day

of September 20 14

Daisy Henderson

A Notary Public of New Jersey

My Commission Expires: _____

