

Prepared by:

RONALD L. PERL, ESQ.

ADDENDUM TO MASTER DEED AND BY-LAWS OF
CLEARBROOK OXFORD VILLAGE CONDOMINIUM ASSOCIATION NO.14, INC.
(the "Association")

THIS ADDENDUM to the Master Deed and By-Laws is made this 22 day of December 2014, by the Clearbrook Oxford Village Condominium Association No 14, a New Jersey nonprofit corporation, located in the Township of Monroe, County of Middlesex and State of New Jersey (hereinafter referred to as "Section 14").

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 6, 1983 in Deed Book 3313 at Page 482 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
CLEARBROOK OXFORD VILLAGE CONDOMINIUM ASSOCIATION NO.14
REGARDING THE USE OF STANDBY & PORTABLE GENERATORS

WHEREAS, Article IX, Section 9.1 of the By-Laws of Clearbrook Community Association, Inc. (The "Association" or "CCA") provides:

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 V, Section 1 of the Amended By-laws of the Clearbrook Oxford Village Condominium Association No. 14 ("Section 14") 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, establishing a 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 the New Jersey Law Against Discrimination (N.J.S.A. 10:5-1 et seq., the "NJLAD" and

WHEREAS, the Board of Directors of Section 14 has also adopted a resolution establishing a 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 the New Jersey Law Against Discrimination (N.J.S.A. 10:5-1 et seq., the "NJLAD" 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 reservation by the individual sections as to whether to permit the installation of the generator; and

WHEREAS, despite CCA's permission to allow generator installation and use, Section 14 has determined that it is in the best interest of Section 14, its members and residents to continue to prohibit the use of generators by residents, except when installation and operation of said generator is performed in conjunction with a request for a "reasonable accommodation" pursuant to the FHAA and NJLAD.

Now, therefore on this, the _____ day of _____, 2014, BE IT HEREBY
RESOLVED AS FOLLOWS:

- 1.) Applications for the installation and operation of portable or standby generators will not be accepted by Section 14 unless those applications are submitted in conjunction with an application for a reasonable accommodation of a disability or handicap as covered under the FHAA and NJLAD and has met all requirements of the CCA's Architectural Review Committee and certified engineering specifications/inspections.
- 2.) Under no circumstances will generators be permitted to be installed in or on any common element or resident's property unless approval has been made for its use to aid in a reasonable accommodation for persons qualifying as disabled or handicapped under the FHAA and NJLAD and has met all requirements of the CCA's Architectural Review Committee and certified engineering specifications/inspections.
- 3.) Applications for installation and operation of a generator in connection with an application for a reasonable accommodation for a disability covered under the FHAA and NJLAD will be evaluated by Section 14 in accordance with the protocol authorized in "Resolution of The Board of Directors of Clearbrook Condominium Association No. 14 Adopting Protocol for Responding to Resident Requests for "Reasonable Accommodation" to Disabilities" and "Resolution of the Board of Directors of the Clearbrook Community Association, Inc. Regarding the Installation and Use of Back-Up Generators by Residents" adopted June 25, 2014.
- 4.) Members who applied for installation and operation of a back-up generator in connection with a reasonable accommodation and whose application has been granted will be solely responsible for the cost of the generator equipment, installation, the required engineering inspections, operation maintenance of said generator unit and the cost of restoration of common elements either when a reasonable accommodation no longer exists or prior to the sale of a unit.
- 5.) Members who applied for installation and operation of a back-up generator in connection with a reasonable accommodation and whose application has been granted shall provide proof of coverage under a condominium owners' insurance policy (commonly known as HO-6 or equivalent) and shall indemnify and hold Section 14 and its Board of Directors harmless for any and all damage and/or injury resulting from installation and operation of said generator.

IN WITNESS WHEREOF, the Clearbrook Oxford Village Condominium Association No. 14 has affixed its hand and seal the day and year first above written.

Joseph Horowitz
Joseph Horowitz, Acting Secretary

T. Goldhammer
Tammy Goldhammer, President

ACKNOWLEDGMENT

STATE OF NEW JERSEY :
: SS
COUNTY OF MIDDLESEX :

I certify that on November ____, 2014, Joseph Horowitz personally came before me and acknowledged under oath, to my satisfaction, that he/she is the Acting Secretary of the Clearbrook Oxford Village Condominium Association No 14, is the attesting witness to the signing of this document by the proper corporate officer who is Tammy Goldhammer, 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 22 day of December, 2014.

Daisy Henderson
A Notary Public of New Jersey
My Commission Expires: _____

