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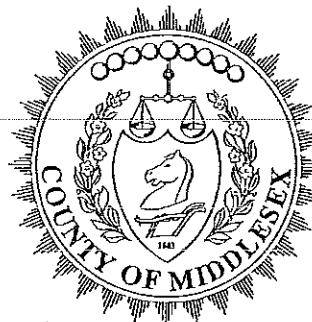
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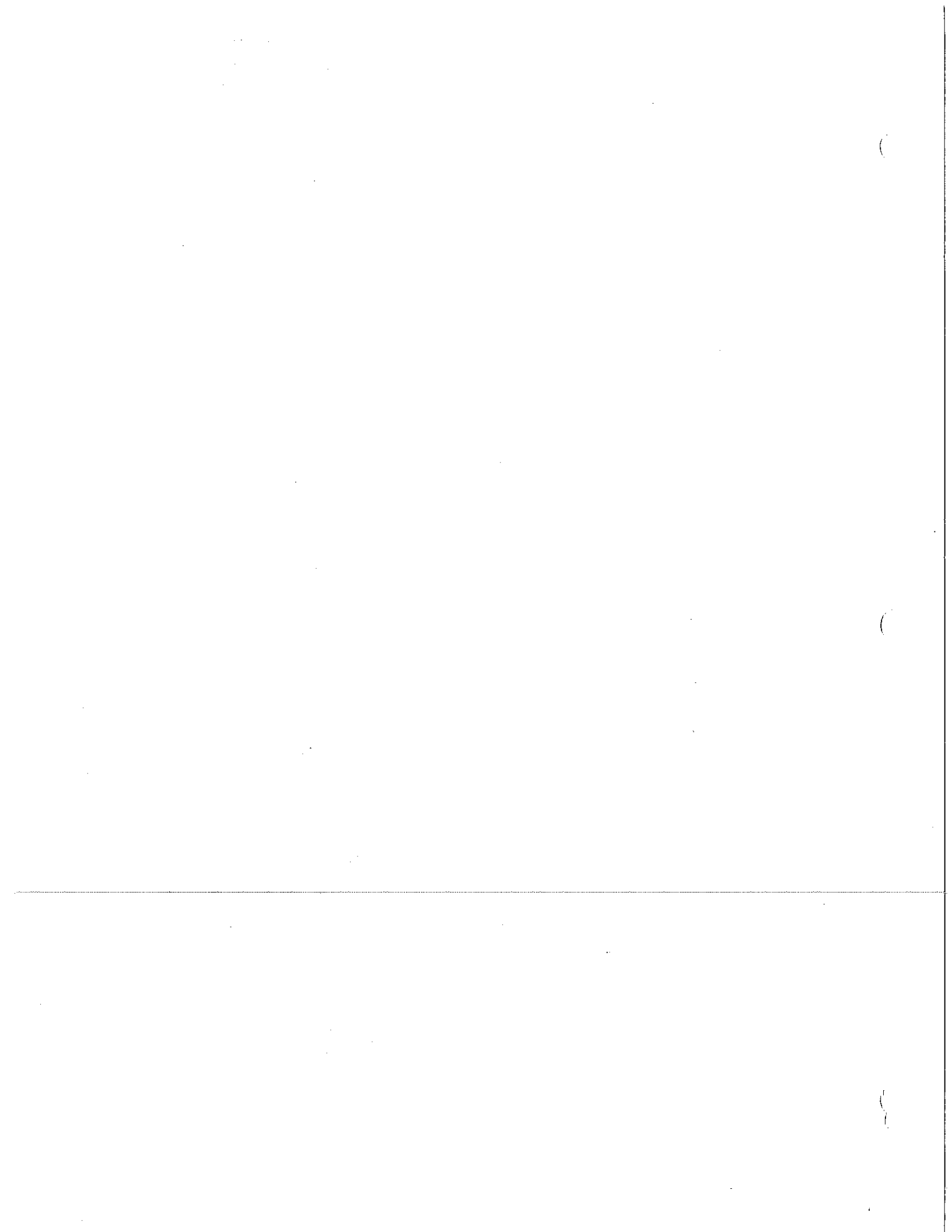
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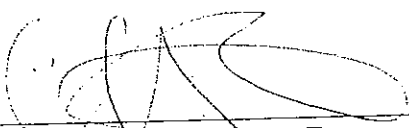
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Prepared by: 
Charlotte A. Beeton, Esq.

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**CLEARBROOK STUART VILLAGE,
A CONDOMINIUM, SECTION NO. 18-A**

**Amendment to the By-Laws
(Regarding Membership Fees)**

P R E A M B L E

1. The By-Laws for Clearbrook Stuart Village, A Condominium, Section No. 18-A (hereafter, the "Association"), and as thereafter amended (collectively, the "By-Laws") were originally recorded in the Middlesex County Clerk's Office on March 22, 1989, in Deed Book 3770 at Page 162 as Exhibit "E" to the Association's Master Deed. The Master Deed was simultaneously recorded in the Middlesex County Clerk's Office in Deed Book 3770 at Page 110.

2. The Association's Board of Directors (hereinafter, the "Board") has recommended an amendment to the By-Laws to provide that the Board may collect a one-time, non-refundable membership fee at closing from each prospective purchaser as a condition of becoming a member of the Association, with such funds to be used by the Association at the discretion of the Board for any lawful purpose.

3. The Board has further recommended that all prior amendments to the Association's By-Laws and Master Deed regarding capital contributions be invalidated in their entirety, and be of no further legal force or effect upon approval and recordation of this Amendment.

4. Pursuant to Article VII of the By-Laws, as amended, this Amendment has been approved by an affirmative vote of seventy-five percent (75%) percent of the votes entitled to be cast (one vote per unit) in person, at a duly convened meeting of the Association.

NOW, THEREFORE, BE IT RESOLVED, this 17th day of May, 2006, as follows:

A. Article VI of the By-Laws shall be modified to include a new Section 7 to be read as follows:

SECTION 7. Membership Fees. The Board shall impose upon a Unit Owner, upon acquisition of title to a Unit, a non-refundable fee for membership in the Association in the amount of One Thousand (\$1,000.00) Dollars ("Membership Fee"). The amount of the Membership Fee may be increased by the Board after the effective date of this Amendment, subject to the Board's sole, reasonable discretion. The Association may use the Membership Fee for any lawful purpose that benefits the Association and its members.

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Payment of the Membership Fee shall be a condition precedent to the exercise of the rights of membership in the Association upon the transfer of title to a Unit, provided, however, that the failure to pay the Membership Fee shall not relieve a buyer of a Unit from the obligation to pay all regular and special common expense assessments. Any unpaid Membership Fee shall be deemed a lien on the Unit in the same manner as any unpaid common expenses attributable to such Unit. The Board may, in its sole discretion, reduce the amount of, or may eliminate the requirement for, a Membership Fee at any time after the effective date of this Amendment by resolution, which resolution shall be reviewed and approved by the Board at a duly convened meeting of the Board to which all Unit Owners shall be invited to attend. In no event, will the Association be obligated to refund Membership Fees previously paid as a result of the Board having, on one or more occasions, reduced or otherwise eliminated the requirement that Membership Fee be paid. If the Board reduces or eliminates the Membership Fee, the Board may, by resolution, reinstate it in an amount to be determined by the Board, subject to the Board's sole, reasonable discretion.

B. The following previously adopted and recorded Amendments to the Association's Master Deed and By-Laws regarding capital contributions shall be invalidated in their entirety and be of no further legal force or effect upon the adoption and recordation of this Amendment:

- i) Amendment dated November 28, 1995 and recorded on December 7, 1995 in the office of the Middlesex County Clerk in Deed Book 4289 at Page 170;
- ii) Amendment dated January 1, 2001 and recorded on January 12, 2001 in the office of the Middlesex County Clerk in Deed Book 4867 at Page 62; and
- iii) Amendment dated January 1, 2003 and recorded in the office of the Middlesex County Clerk in Deed Book 5126 at Page 496.

C. Except as expressly set forth in this Amendment (and as previously properly amended), the By-Laws of Clearbrook Stuart Village, A Condominium, Section No. 18-A will not be otherwise deemed modified.