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CLEARBROOK STUART VILLAGE COND
OMINIUM ASSOCIATION NO.18-A, INC.

Index DEED BOOK

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Instrument DEED W/O ABSTRA

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STATE OF NEW JERSEY
MIDDLESEX COUNTY CLERK

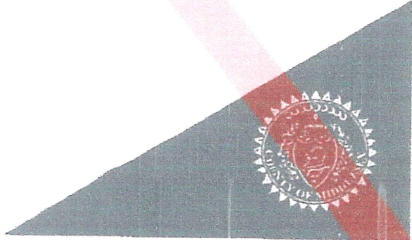
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ELAINE FLYNN
COUNTY CLERK



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Date of Document

June 9, 2017

June 15, 2017

Type of Document

Deed

First Party Name

Clearbrook Stuart Village Condominium Association
 No. 18-A, Inc.

Second Party Name

Clearbrook **Stuart** Village Condominium
 Association No. 18-A, Inc.

Additional First Parties

Additional Second Parties

THE FOLLOWING SECTION IS REQUIRED FOR DEEDS ONLY

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Municipality

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Consideration

Mailing Address of Grantee

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Original Book

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BOOK # _____

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Prepared by:

RONALD L. PERL, ESQ.

AMENDMENT TO THE BY-LAWS OF
CLEARBROOK STUART VILLAGE CONDOMINIUM ASSOCIATION NO. 18-A, INC.
(the "Association")

REGARDING MEMBERSHIP AND VOTING RIGHTS, TERMS OF OFFICE AND
AMENDMENT REQUIREMENTS

THIS AMENDMENT to the By-Laws is made this 15th day of June, 2017 by
the CLEARBROOK STUART VILLAGE CONDOMINIUM ASSOCIATION NO. 18-A, INC., a
New Jersey nonprofit corporation, located in the Township of Monroe, County of Middlesex and
State of New Jersey (hereinafter referred to as "Section 18-A").

This amendment, which was approved by a vote of the unit owners in accordance with
Article VII of the Bylaws, amends the Bylaws of the Association recorded in the Office of the
Middlesex County Clerk on March 21, 1989 in Deed Book 3770 at Page 110 et seq. et seq.

Record and Return:
Ronald L. Perl, Esq.
HILL WALLACK LLP
21 Roszel Road
P.O. Box 5226
Princeton, New Jersey 08543-5226

The Bylaws of the CLEARBROOK STUART VILLAGE CONDOMINIUM ASSOCIATION NO.18-A, INC. are hereby amended as follow:

1. ARTICLE I Section 2

Article I Section 2 of the Bylaws is hereby amended to read:

Section 2. Membership and Voting Rights: Every record Owner or Co-Owner of the fee simple title to any Unit incorporated within the Condominium shall be a Member of the Association; provided, however, that any person, firm, association, corporation or other legal entity that holds such title or interest merely as a security for the performance of an obligation (including, but not limited to, mortgagees or trustees under deeds of trust) shall not be a Member of the Association. The Spouse or Domestic Partner of a record Owner or Co-owner shall also be a Member. For purposes of these By-Laws, a "Domestic Partner" shall be defined as a person with whom an Owner or Co-owner lives as a domestic unit and has had legal residency in the unit for at least 185 days.

Every person who is entitled to possession and occupancy of a Unit as a tenant or lessee of a Unit Owner shall be an Associate Member of the Association, but shall not be entitled to any vote with respect to Association matters.

The remainder of Article I shall remain unchanged.

2. ARTICLE III Section 2

Article III Section 2 of the Bylaws is hereby amended to read:

Section 2. Terms of Office: All Directors shall serve for a term of three (3) years. However at the first election after adoption of this amendment, three (3) Directors shall be elected for a term of three (3) years and three (3) Directors shall be elected for a term of two (2) years and three (3) directors shall be elected to a term of one (1) year so that the terms are staggered.

The remainder of Article III shall remain unchanged.

3. ARTICLE VII - AMENDMENT

Article VII of the By-Laws is hereby amended to read:

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 by an affirmative vote of fifty-one (51) percent of the votes of the Unit Owners. Each unit shall be entitled to one vote, which may be cast in person or by proxy.

Except as amended herein, the remainder of the Association's Bylaws shall remain in full force and effect.

IN WITNESS WHEREOF, the Clearbrook Stuart Village Condominium Association No. 18-A, Inc. has affixed its hand and seal the day and year first above written.

ATTEST:

Clearbrook Stuart Village Condominium Association No. 18-A, Inc.

By: Barbara Gottfried
Barbara Gottfried, Secretary

By: Joe Manzo
Joe Manzo, President

STATE OF NEW JERSEY

SS.:

COUNTY OF MIDDLESEX

I CERTIFY that on June 15, 2017, Barbara Gottfried personally came before me and this person acknowledged under oath, to my satisfaction, that:

- (a) this person, Barbara Gottfried, is the Secretary of the Clearbrook Stuart Village Condominium Association No. 18-A, a nonprofit corporation of the State of New Jersey, named in this document;
- (b) this person signed this document as attesting witness for the proper corporation officer who is Joe Manzo, the President of the corporation;
- (c) this person knows the proper corporate seal of the corporation and the proper corporate seal was affixed;
- (d) this document was signed and delivered by the corporation as its voluntary act and deed by virtue of authority from its Board of Directors; and
- (e) this person signed this acknowledgment to attest to the truth of these facts.

Joe Manzo
Signed and sworn to before me on

June 15, 2017

Notary Public of New Jersey

KRISTINE KOTOFF
NOTARY PUBLIC
STATE OF NEW JERSEY
ID # 2326223

MY COMMISSION EXPIRES APRIL 14, 2020

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