

RECORDED
ELAINE M. FLYNN
MIDDLESEX CTY CLERK

AMENDMENT TO THE BY-LAWS
FOR
CLEARBROOK TUDOR VILLAGE CONDOMINIUM ASSOCIATION NO. 18-B, INC.
TO AUTHORIZE FINES

2014 NOV 17 AM 10: 57

BOOK # _____

PAGE # _____

OF PAGES _____

THIS AMENDMENT (the "Amendment") is made on this 16th day of September 2014, by Clearbrook Tudor Village Condominium Association No. 18-B, Inc. (the "Association"), by and through its Board of Directors (the "Board"), having an address of 1 Clearbrook Drive, Monroe, New Jersey 08831.

WHEREAS, Clearbrook Tudor Village Condominium Association No. 18-B, Inc. (the "Association"), was created by, among other documents, the filing of a **Master Deed with attached By-Laws which was recorded in the Middlesex County Clerk's Office on January 19, 1990 in Deed Book 3833, Page 1, et. seq.**, and as may be lawfully amended from time to time;

WHEREAS, the Association's Amendment to By-Laws, Article II, Section 4 provides that "at each meeting of the members twenty-five (25%) percent of Unit Owners, present in person and entitled to vote, one vote per Unit, more specifically thirty-one (31), shall constitute a quorum for the transaction of business except where otherwise provided by law. In the absence of a quorum the Unit Owners present in person and entitled to vote, by majority vote, may adjourn the meeting from time to time, until a quorum shall be present or represented. At any such adjourned meeting at which a quorum may be present any business may be transacted which might have been transacted at the meeting originally called"; and

WHEREAS, By-Laws, Article VII provides that "these By Laws, or any of them, may be altered, amended or repealed, or new By-Laws may be made, at any meeting of the Condominium Association duly constituted for such purpose, a quorum being present, by an

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affirmative vote of seventy-five (75%) percent of the votes of the condominium unit owners entitled to be cast in person, more specifically ninety-one (91), except that the first annual meeting may not be advanced and the first Board of Directors (including replacements in case of vacancies) may not be removed by reason of any such amendment or repeal"; and

WHEREAS, By-Laws, Article II, Section 3 provides that "notice of each meeting of members, whether annual or special, shall be given not less than ten (10) days, nor more than ninety (90) days before the day on which the meeting is to be held, to the representative of each unit owner at the address of his unit, by delivering a written or printed notice thereof to him personally, or by mailing such notice, postage prepaid. Except where expressly required by law no publication of any notice of a meeting of members shall be required. Every such notice shall state the time and place of the meeting and shall state briefly the purposes thereof."

WHEREAS, By-Laws, Article VIII provides that "the Condominium Association shall have the power, at its sole option, to enforce the terms of this instrument or any rule or regulation promulgated pursuant hereto, by any or all of the following: self-help; by sending notice to the offending party to cause certain things to be done or undone; by restoring the Condominium Association to its original position and charging the breaching party with the entire cost or any part thereof, by taking any other action before any court, summary or otherwise, as may be provided by law; by complaint to the duly constituted authorities. The foregoing shall be construed to be in addition to any other powers granted herein and by the Condominium Act, not in limitation thereof"; and

WHEREAS, the Board has determined that it is in the best interest of the Association to amend its By-Laws to authorize fines to be levied for violations of the Association's Master Deed, By-Laws Resolutions and any duly adopted Rule and Regulation; and

WHEREAS, at the September 16, 2014 membership meeting, a quorum being present; at least 75% of the condominium unit owners entitled to be cast in person, voted in favor of amending and supplementing the By-Laws as set forth herein;

NOW, THEREFORE, the Association does hereby amend, modify and supplement the Bylaws as follows:

1. BY-LAW, ARTICLE VIII - ENFORCEMENT is hereby supplemented to add the following paragraph:

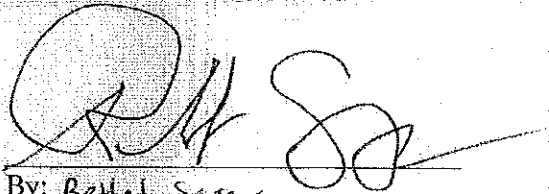
“The Association shall have the authority to levy fines upon any unit owner for any violation of the Master Deed, the By-Laws, Resolutions or any duly adopted Rule or Regulation. Such fines may be levied upon the owner for his/her own acts, acts of his/her tenants or any guests or invitees of the unit owner. The amount of such fines shall be established by the Board and may be changed from time to time. Each day that a violation exists shall constitute a separate occurrence of the violation and shall subject the unit owner to an additional fine. In the event a civil action is instituted by the Association to recover sums due for fines, damages or injunctive relief, or all, the unit owner shall be responsible for court costs, attorney’s fees, interest and disbursement and/or any deficiencies.”

2. In the event that any term(s) or provision(s) of this Amendment are declared invalid or unenforceable by any Court of competent jurisdiction or any Federal or State government agency having jurisdiction over the subject matter of this Amendment, the remaining terms and provisions shall remain in full force and effect.
3. This Amendment to the By-Laws shall supersede any conflicting provisions in the By-Laws, any previously adopted amendments and any rules and/or regulations with respect to the same subject matter.
4. All other terms and conditions of the By-Laws shall remain in full force and effect.
5. Notwithstanding the full execution of this Amendment, this Amendment shall not take

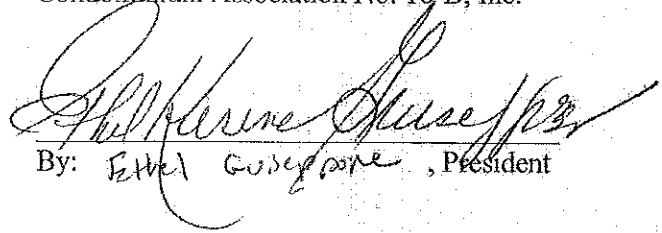
effect until it has been recorded with the Office of the Clerk of Middlesex County,
New Jersey.

IN WITNESS WHEREOF, the undersigned have executed this Amendment to the By-
Laws for Clearbrook Tudor Village Condominium Association No. 18-B, Inc., the day and year
listed above.

WITNESS:


By: Bethel Sage

Clearbrook Tudor Village
Condominium Association No. 18-B, Inc.


By: Ethel Godejane, President

