

**AMENDMENT TO THE BY-LAWS
FOR
CLEARBROOK TUDOR VILLAGE CONDOMINIUM ASSOCIATION NO. 18-B, INC.
REGARDING THRESHOLD TO AMEND**

RECORDED
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BOOK # _____
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OF PAGES _____

THIS AMENDMENT (the "Amendment") is made on this 23rd 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WHEREAS, By-Laws, Article VII provides that "these By Laws, or any of them, may be altered, amended or repealed, or new By-Laws may be made, at any meeting of the Condominium Association duly constituted for such purpose, a quorum being present, by an affirmative vote of seventy-five (75%) percent of the votes of the condominium unit owners

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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, the Board of Directors determined that the Association and its members would benefit from amending the Association's By-Laws to lower the threshold for future amendments and allow proxies to contribute to attaining quorum; 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 II, SECTION 4 – QUORUM** is hereby deleted in its entirety and replaced with the following:

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. Any vote cast by proxy shall be considered a vote present in person.

2. BY-LAW, ARTICLE VII - AMENDMENT is hereby deleted in its entirety and replaced with the following:

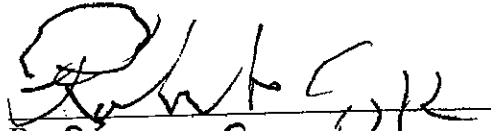
These By-Laws, or any of them, may be altered, amended or repealed, or new By-Laws may be made, at any meeting of the Condominium Association duly constituted for such purpose, a quorum being present, by an affirmative vote of 51% of members present in person or by proxy.


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:

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


By: BETHEL SAGE, TREASURER


By: ETANL GUISEBOONE, President



MIDDLESEX COUNTY CLERK

Return To:

MCGOVERN LEGAL SERVICES LLC
P O BOX 1111
NEW BRUNSWICK NJ 08903

CLEARBROOK TUDOR VILLAGE CONDO
MINIUM ASSOCIATION N O. 18-B, INC.

Index DEED BOOK
Book 06627 Page 0091
No. Pages 0006
Instrument DEED W/O ABSTRA
Date : 10/23/2014
Time : 11:58:30
Control # 201410230358
INST# DE 2014 012942
Employee ID ODOIG

RECORDING	\$	55.00
DARM	\$	21.00
NJPRPA	\$	14.00
- - - - -	\$	20.00 -
- - - - -	\$.00
RECORDING	\$	3.00
	\$.00
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	\$.00
Total:	\$	73.00

STATE OF NEW JERSEY
MIDDLESEX COUNTY CLERK

PLEASE NOTE
DO NOT REMOVE THIS COVERSHEET
IT CONTAINS ALL RECORDING INFORMATION

ELAINE FLYNN
COUNTY CLERK

