

PREPARED BY:

Francine H. Rabinowitz
FRANCINE H. RABINOWITZ, ESQ.

CLEARBROOK, A CONDOMINIUM, SECTION NO. 2

AMENDMENT TO MASTER DEED, EXHIBIT E,
BY-LAWS OF CLEARBROOK CONDOMINIUM ASSOCIATION NO. 2

Amendment to Master Deed, Exhibit E, by-Laws of Clearbrook Condominium Association No. 2, made the sixth day of July, 1987, by Clearbrook Condominium Association No. 2, a non-profit corporation of the State of New Jersey, having an office at the Clearbrook Clubhouse, Cranbury, County of Middlesex and State of New Jersey (hereinafter referred to as the "Association").

WHEREAS, Aaron Cross Construction Co., Inc., a New Jersey corporation, has heretofore submitted, declared and established "CLEARBROOK, A CONDOMINIUM, SECTION NO. 2" in accordance with the provisions of the of the Condominium Act of the State of New Jersey (N.J.S.A. 46:8B-1 et seq., as amended) for the condominium lands and premises as defined in that certain Master Deed recorded in the Middlesex County Clerk's Office on January 29, 1973 in Deed Book 2799, page 305, et seq.; and

WHEREAS, Exhibit E to the aforesaid Master Deed is the By-Laws of Clearbrook Condominium Association No. 2 (hereinafter referred to as the "By-Laws"); and

WHEREAS, Clearbrook Condominium Association No. 2, has heretofore recorded an Amendment to Master Deed, Exhibit E, By-Laws of Clearbrook Condominium Association No. 2 made the third day of November, 1980 and recorded in the Middlesex County Clerk's Office on the 8th day of July, 1983, in Deed Book 3296, page 200, et seq.; and

BOOK 3688 PAGE 920

WHEREAS, Article VII of said By-Laws as amended on November 3, 1980, grants to the Association at any time, and from time to time, the right to amend said By-Laws by an affirmative vote of fifty-one percent (51%) of the votes entitled to be cast by Unit Owners in person or by written proxy; and

WHEREAS, at a meeting of the Association duly constituted for such purpose, seventy-eight percent (78%) of the votes entitled to be cast by Unit Owners in person or by written proxy approved certain amendments to the By-Laws.

NOW THEREFORE, upon the recordation of this instrument in the Office of the Clerk of Middlesex County, the above mentioned Master Deed, Exhibit E, By-Laws of Clearbrook Condominium Association No. 2, including Amendment of November 3, 1980, is hereby amended and modified as follows, and except as so amended and modified all other terms and conditions of the aforesaid Master Deed as same may now or hereafter be lawfully amended, remain in full force and effect. In the event any inconsistencies exist between the terms of the Master Deed and this Amendment, the terms of this Amendment shall govern:

1. ARTICLE II - Section 1. Place of Meeting, is amended to read as follows:

"All meetings of the members of the Condominium Association shall be held on the third Monday in May in each year. If the election of directors shall not be held on the day designated herein for any annual meeting or at any adjournment of such meeting, the Board of Directors shall cause the election to be held at a special meeting as soon thereafter as conveniently may be. At such special

STATE OF NEW JERSEY)
COUNTY OF MIDDLESEX) SS.

BE IT REMEMBERED, that on July 15th, 1987,
before me, the subscriber, personally appeared Edna G. Reiss
who, being by me duly sworn on his/her oath, deposes and makes proof to my
satisfaction, that he/she is the Secretary of Clearbrook Condominium Associa-
tion No. 2, the Corporation named in the within Instrument; that Leonel W.
Reint is the President of said Corporation; that the execution, as well
as the making of this Instrument, has been duly authorized by a proper resolu-
tion of the Board of Directors of the said Corporation; that deponent well
knows the corporate seal of said Corproation; and that the seal affixed to said
Instrument is the proper corporate seal and was thereto affixed and said
Instrument signed and delivered by said
President as and for the voluntary act and deed of said Corproation, in the
presence of deponent, who thereupon subscribed his/her name thereto as attesting
witness.

Edna G. Reiss
Secretary

Sworn to and Subscribed
before me the date aforesaid.

Richard A. Allen
Notary Public

NOTARY PUBLIC OF NEW JERSEY
My Commission Expires Sept. 11, 1990

Record and Return to:

RETURN TO ▶ FRANCINE H. RABINOWITZ
ATTORNEY AT LAW
BOX 180 RD 4
CRANBURY HALF ACRE ROAD
CRANBURY, N.J. 08512

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BOOK 3688 PAGE 923

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BOOK 3688 PAGE 920
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Ramona J. ...
MIDDLESEX COUNTY CLERK

CLEARBROOK, A CONDOMINIUM, SECTION No. 2

AMENDMENT TO MASTER DEED, EXHIBIT E,
BY-LAWS OF CLEARBROOK CONDOMINIUM ASSOCIATION NO. 2

Amendment to Master Deed, Exhibit E, By-Laws of Clearbrook Condominium Association No. 2, made the third day of November, 1980, by Clearbrook Condominium Association No. 2, a non-profit corporation of the State of New Jersey, having an office at the Clearbrook Clubhouse, Cranbury, County of Middlesex and State of New Jersey (hereinafter referred to as the "Association").

WHEREAS, Aaron Cross Construction Co., Inc., a New Jersey corporation, has heretofore submitted, declared and established "CLEARBROOK, A CONDOMINIUM, SECTION NO. 2" in accordance with the provisions of the Condominium Act of the State of New Jersey (N.J.S.A. 46:8B-1 et seq., as amended) for the condominium lands and premises as defined in that certain Master Deed recorded in the Middlesex County Clerk's Office on January 29, 1973 in Deed Book 2799, page 305, et seq.; and

WHEREAS, Exhibit E to the aforesaid Master Deed is the By-Laws of Clearbrook Condominium Association No. 2 (hereinafter referred to as the "By-Laws"); and

This instrument was prepared by:


MARVIN J. BRAUTH

BOOK 3296 PAGE 200

WHEREAS, Article VII of said By-Laws grants to the Association at any time, and from time to time, the right to amend said By-Laws by an affirmative vote of seventy-five percent (75%) of the votes entitled to be cast in person; and

WHEREAS, at a meeting of the Association duly constituted for such purpose, seventy-five percent (75%) of the votes entitled to be cast in person approved certain amendments to the By-Laws.

NOW THEREFORE, upon the recordation of this instrument in the Office of the Clerk of Middlesex County, the above mentioned Master Deed, Exhibit E, By-Laws of Clearbrook Condominium Association No. 2, is hereby amended and modified as follows, and except as so amended and modified all other terms and conditions of the aforesaid Master Deed as same may now or hereafter be lawfully amended, remain in full force and effect. In the event any inconsistencies exist between the terms of the Master Deed and this Amendment, the terms of this Amendment shall govern:

1. Article II, Section 4. **Quorum**, is amended to read as follows:

"At each meeting of the members, a majority of the Unit Owners, present in person or by written proxy 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."

2. Article II, Section 6. Voting, is amended to read as follows:

"Except as otherwise required by law, or specifically required by the Master Deed:

(a) The owner(s) of each Unit, built or to be built shall have one vote per Unit, as set forth in the Master Deed, and

(b) A quorum being present, a majority of all those voting in person or by written proxy shall be sufficient on those matters which are to be voted on by the Unit Owners.

The election of directors shall be by ballot. Unless demanded by a member present in person at such meeting and entitled to vote thereat or determined by the chairman of the meeting to be advisable, the vote on any other question need not be by ballot."

3. Article IV, Section 4. President, is amended to read as follows:

"The president shall be the chief executive officer of the Condominium Association. He shall preside at all meetings of the Condominium Association and of the Board of Directors. He shall have all of the general powers and duties which are usually vested in the office of president of a Condominium Association, including but not limited to the power to appoint committees from among the members of the Condominium Association from time to time as he may in his discretion deem appropriate to assist in the conduct of the affairs of the Condominium Association. He (she) or his (her) representative shall be the Delegate of the Condominium Association at meetings of Delegates of the Clearbrook Community Association, and shall represent the Condominium Association for the sole purpose of casting the votes of the Condominium Association for the election of Directors of the Clearbrook Community Association. He (she) or his (her) representative, as such Delegate, shall cast one vote for each Unit of the the Condominium Association, which votes shall be cast in direct proportion to the votes actually cast by member unit owners of the Condominium Association personally or by written proxy at a special meeting of the Condominium Association duly

called and held for such purpose."

4. Article VII - Amendment, is amended to read as follows:

"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 fifty-one percent (51%) of the votes entitled to be cast by Unit Owners in person or by written proxy, 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."

IN WITNESS WHEREOF, the Association has caused these presents to be signed and attested by its proper corporate officers and its proper corporate seal to be hereunto affixed this 29 day of June, 1983.

CLEARBROOK CONDOMINIUM ASSOCIATION NO. 2

BY: Lee E. Baum M.D., President

ATTEST:

Anna S. Reiss, Secretary

BOOK 3296 PAGE 203

STATE OF NEW JERSEY:
: SS.
COUNTY OF MIDDLESEX:

BE IT REMEMBERED, that on June 29, 1983,
before me, the subscriber,
personally appeared Olga Reiss who, being by
me duly sworn on her oath, deposes and makes proof to my
satisfaction, that she is the Secretary
of Claremont Condo Assoc #2 the Corporation named
in the within Instrument; that Les Bacon is the
President of said Corporation; that the execution, as well as
the making of this Instrument, has been duly authorized by a
proper resolution of the Board of Directors of the said Corpor-
ation; that deponent well knows the corporate seal of said
Corporation; and that the seal affixed to said Instrument is the
proper corporate seal and was thereto affixed and said Instrument
signed and delivered by said President as
and for the voluntary act and deed of said Corporation, in
presence of deponent, who thereupon subscribed h name thereto
as attesting witness.

Les Bacon

Sworn to and Subscribed
before me the date aforesaid.

Richard G. Allen

NOTARY PUBLIC OF NEW JERSEY
My Commission Expires Sept. 11, 1985

RECEIVED AND RECORDED
MIDDLESEX COUNTY CLERK
NEW BRUNSWICK, N.J.

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BOOK 3296 PAGE 200

THOMAS A. MULLANEY
COUNTY CLERK

AMENDMENT TO MASTER DEED, EXHIBIT E,
BY-LAWS OF CLEARBROOK CONDOMINIUM
ASSOCIATION NO. 2

DATED: June 29, 1983

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WILENTZ, GOLDMAN & SPITZER (MJB)
A Professional Corporation
900 Route 9
P.O. Box 10
Woodbridge, NJ 07095
(201) 636-8000

BOOK 3296 PAGE 205