



<b>MIDDLESEX</b> COUNTY • NJ	Elaine M. Flynn Middlesex County Clerk Recording Data Cover Page Pursuant to N.J.S.A. 46:26A-5	<b>Official Use Only - Recording Label</b> BK 17561 PG 999 Pgs 999 - 1002 (4 pgs) 19056924 RECORDED 07/19/2019 03:56:34 PM ELAINE M. FLYNN, COUNTY CLERK IB MIDDLESEX COUNTY, NEW JERSEY RECORDING FEES: \$65.00
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**Official Use Only**

<b>Date of Document</b> April 11, 2019	<b>Type of Document</b> Deed
<b>First Party Name</b> Clearbrook Condominium Association No. 5, Inc.	<b>Second Party Name</b>
<b>Additional First Parties</b>	<b>Additional Second Parties</b>

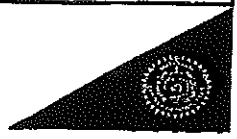
**THE FOLLOWING SECTION IS REQUIRED FOR DEEDS ONLY**

<b>Block</b>	<b>Lot</b>
<b>Municipality</b> Monroe <input checked="" type="checkbox"/>	<b>Consideration</b>
<b>Mailing Address of Grantee</b> Terry A. Kessler, Esq. Hill Wallack LLP 21 Roszel Road Princeton, NJ 08543	

**THE FOLLOWING SECTION IS FOR ORIGINAL MORTGAGE BOOKING & PAGING INFORMATION FOR ASSIGNMENTS, RELEASES, DISCHARGES & OTHER ORIGINAL MORTGAGE AGREEMENTS ONLY**

<b>Original Book</b> 2829	<b>Original Page</b> 534
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**MIDDLESEX COUNTY, NEW JERSEY RECORDING DATA PAGE**  
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 contains important recording information and is part of the permanent record.



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PREPARED BY:

  
Terry A. Kessler, Esq.

**RESOLUTION PURSUANT TO THE BYLAWS OF CLEARBROOK  
CONDOMINIUM ASSOCIATION NO. 5, INC.**

**THIS RESOLUTION PURSUANT TO THE BYLAWS**, having been duly approved on April 11, 2019 by a vote of the Board of Directors of the CLEARBROOK CONDOMINIUM ASSOCIATION NO. 5, INC., located in the Township of Monroe, Middlesex County, New Jersey, which Bylaws were recorded as Exhibit E to the Master Deed recorded in the Office of the Middlesex County Clerk on October 12, 1973 and in Deed Book 2829, at Page 534 et. seq and as amended on March 13, 2006 which amendment was recorded in Deed Book, 05647 at Page 636 on March 27, 2006, . This resolution increases the membership fee to nine times the amount of the current monthly assessment and replaces any previously recorded resolution with regard to membership fees.

**RECORD & RETURN TO:**

Terry A. Kessler, Esquire  
HILL WALLACK LLP  
21 Roszel Road  
Princeton, New Jersey 08543-5226

**CLEARBROOK CONDOMINIUM ASSOCIATION NO. 5, INC.**

**Resolution Regarding Membership Fees**

Background: Article VI, Section 6 of the Bylaws entitled "Membership Fees" provides for the imposition of a non-refundable fee for membership upon acquisition of title. That section further provides that the fee "may be increased by the Board after the effective date of the Amendment, subject to the Board's sole, reasonable discretion." In addition, N.J.S.A. 46:8B-15(e) limits the amount that an Association can charge to an amount not to exceed 9 months of the current monthly common expense assessment for the unit. The Board of Directors of the Association has determined that it is necessary and proper to increase the Membership Fee for the Association to the limit that is permitted by law.

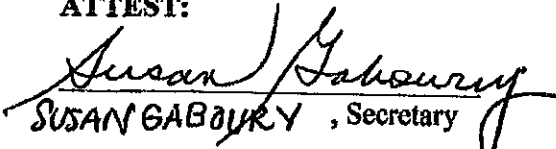
**RESOLUTION**

It is **HEREBY RESOLVED**, that the Membership Fee established by Article VI, Section 6 of Bylaws shall be and is hereby amended to be in the amount of nine (9) times the current monthly common expense assessment for the unit, effective immediately. As provided in Article VI, Section 6, the Membership Fee is non-refundable and is to be paid by a purchaser upon acquisition of title to a unit. The membership fee maybe used by the Association for any lawful purpose and this new fee shall be effective upon service of notice to the members.

**IN WITNESS WHEREOF**, the undersigned officers of the Association certify that the foregoing is a resolution of the Board duly approved in accordance with Article VI, Section 6 of the Bylaws on April 11, 2019.

**CLEARBROOK CONDOMINIUM  
ASSOCIATION, NO.5, INC.**

**ATTEST:**

  
SUSAN GABOURY, Secretary

  
FRANCES HECHT, President

ACKNOWLEDGMENT

STATE OF NEW JERSEY :

SS

COUNTY OF MIDDLESEX:

I certify that on this 12 day of July, 2019, Susan Gaboury personally came before me acknowledged under oath, to my satisfaction, that he/she is the Secretary of Clearbrook Condominium Association No. 5, Inc. the attesting witness to the signing of this document by the proper corporate officer who is Gregory Michalski, the President of the corporation; This document was signed and delivered by the corporation as its voluntary act duly authorized by a proper vote of the Board of Directors. I know the proper seal of the corporation which was affixed to this document; and I signed this proof to attest to the truth of these facts.

Susan Gaboury  
SUSAN GABOURY, Secretary

Sworn to and subscribed  
before me, this 12 day  
of July, 2019

[Signature]  
A Notary Public of New Jersey

My Commission Expires: 5-12-22

