

Prepared by: Martin Cole
DIRECTOR

AMENDMENT TO BY-LAWS OF
CLEARBROOK, A CONDOMINIUM, SECTION NO. 2

THIS AMENDMENT to the By-Laws is made this 15TH day of May, 1989 by the Clearbrook, A Condominium, Section No. 2, a New Jersey non-profit corporation, having its office at the Clearbrook Clubhouse, Monroe Township, Middlesex County, New Jersey.

The Clearbrook, A Condominium, Section No. 2 hereby amends its By-Laws in accordance with Article VII thereof, which By-Laws are recorded in the Office of the Middlesex County Clerk as attachment to the Master Deed of the condominium section within the Clearbrook Planned Retirement Community.

The By-Laws are amended to add the following Section 3 to Article VI:

"Section 3. Age Restriction. Each Unit must be occupied by at least one individual age 55 or older. All other individuals residing in the Unit shall be age 48 or older, provided, however, that in the event a resident requires full time assistance for a legitimate medical reason, then the Community Association's Board of Directors may grant a waiver.

"Each Unit Owner shall have the affirmative obligation to complete a census, questionnaire or other documents which the Community Association may distribute from time to time to assure compliance with this By-Law provision. The failure of any Unit Owner to comply with this requirement or the failure to cause a Tenant to comply with this requirement shall result in the automatic suspension of privileges and a fine to be determined in the discretion of the Community Association's Board of Directors."

IN WITNESS WHEREOF this amendment to the By-Laws is signed and sealed the date first shown above.

CLEARBROOK, A CONDOMINIUM, SECTION NO. 2

BY: Harold Trempner
Harold Trempner, President

Register & Return to:
RETURN TO → CLEARBROOK COMMUNITY ASSOCIATION
CLEARBROOK CLUBHOUSE
CRANBURY, N.J. 08512

AMENDMENT TO MASTER DEED

WHEREAS, the Master Deed creating Clearbrook, A Condominium, Section No. 2, was recorded in the Middlesex County Clerk's Office on January 29, 1973 in Deed Book 2799 at Page 305 et seq; and

WHEREAS, the By-Laws of Clearbrook, A Condominium, Section No. 2, dated JANUARY 29, 1973 were filed with the Master Deed aforesaid as EXHIBIT E.

WHEREAS, Article VII of said By-Laws provide that the By-Laws may be amended 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 entitled to be cast in person; and

WHEREAS, at a meeting of Clearbrook, A Condominium, Section No. 2 duly constituted for the purpose of amending the by-laws of the Association the following amendment was approved by an affirmative vote in excess of seventy-five (75%) percent of the votes entitled to be cast in person:

Witnesseth, this instrument has been signed by the President and Secretary of Clearbrook, A Condominium, Section No. 2 and its corporate seal affixed this 24 day of October, 1989.

Attest

Edna Reiss
Edna Reiss, Secretary

Clearbrook, A Condominium, Section No. 2
By Harold Tremper
Harold Tremper, President

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COUNTY OF MIDDLESEX)

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BE IT REMEMBERED, that on this 24 day of October, 1989 before me, the subscriber, a Notary Public of New Jersey personally appeared Edna Reiss who, being by me duly sworn on her oath, doth depose and make proof to my satisfaction that she is Secretary of Clearbrook, A Condominium, Section No. 2 the corporation named in the within instrument, that Harold Tremper 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 said corporation; that deponent well knows the corporate seal of said corporation; and the seal affixed to said instrument is such 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 the presence of deponent, who thereupon subscribed his name thereto as witness.

Deborah A. Allen
Deborah A. Allen
A Notary Public of the State
of New Jersey

Edna Reiss
Edna Reiss

Register & Return to:

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

CLEARBROOK COMMUNITY ASSOCIATION
CLEARBROOK CLUBHOUSE
CRANBURY, N.J. 08512

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