



MIDDLESEX COUNTY CLERK

Return To:

CLEARBROOK CONDOMINIUM ASS. NO. 1
CLEARBROOK CLUBHOUSE
MONROE TOWNSHIP NJ 08831

Index DEED BOOK

Book 06629 Page 0508

No. Pages 0006

Instrument DEED W/O ABSTRA

Date : 10/29/2014

Time : 1:48:26

Control # 201410290413

INST# DE 2014 013261

Employee ID ODOIG

CLEARBROOK CONDOMINIUM ASSOCIA
TION NO. 1

PROHIBIT
GENERATORS

RECORDING	\$	45.00
DARM	\$	15.00
NJPRPA	\$	10.00
- - - - -	\$.00
- - - - -	\$.00
RECORDING	\$	3.00
	\$.00
	\$.00
	\$.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



201410290413



ADDENDUM TO MASTER DEED AND BY-LAWS OF
CLEARBROOK CONDOMINIUM ASSOCIATION NO. 1

THIS ADDENDUM to the Master Deed and By-Laws is made this 14th day of October 2014, by the Clearbrook Condominium Association No. 1, a New Jersey nonprofit corporation, located in the Township of Monroe, County of Middlesex and State of New Jersey (hereinafter referred to as "Section 1").

The Association does hereby add the following resolution as an addendum to the Master Deed and By-Laws recorded in the Office of the Middlesex County Clerk on September 27, 1972 in Deed Book 2785 at Page 724 et seq. The Amended By-Laws were recorded in the Office of the Middlesex County Clerk on December 22, 2006 in Deed Book 5765 at Page 002 et seq. This Addendum shall supersede any previously adopted regulations with regard to generators.

Record and Return:
CLEARBROOK CONDOMINIUM ASSOCIATION NO. 1
Clearbrook Clubhouse
Monroe Twp., NJ 08831

RECORDED
BY: J. LYNN
CLERK
OCT 29 PM 1:50
BOOK# 06629
PAGE# 0508
OF PAGES

RESOLUTION OF THE BOARD OF DIRECTORS OF
CLEARBROOK CONDOMINIUM ASSOCIATION NO. 1
REGARDING THE USE OF STANDBY & PORTABLE GENERATORS

WHEREAS, Article IX, Section 9.1 of the By-Laws of Clearbrook Community Association, Inc. (The "Association" or "CCA") provides:

No member shall make or permit to be made any structural addition, alteration, or improvement in or to a unit, including any exterior painting or any exterior alteration or addition (including awnings, grills, television or radio antenna, etc.) without the prior written consent thereto of the Condominium Association in which the unit is located and the Clearbrook Community Association;

And

WHEREAS Article V, Section 1 of the Amended By-laws of the Clearbrook Condominium Association No. 1 ("Section 1") provides that the property, affairs and business of the condominium association shall be managed by the board of directors and shall have the power to cause the common elements of the condominium to be maintained according to accepted standards; and

WHEREAS, the Board of Directors of the CCA adopted a resolution on August 29, 2012, establishing a protocol for responding to resident requests for a "reasonable accommodation" pursuant to the Fair Housing Amendments Act of 1988 ["FHAA"], 42 U.S.C. §3601 et seq.; and the New Jersey Law Against Discrimination (N.J.S.A. 10:5-1 et seq., the "NJLAD" and

WHEREAS, the Board of Directors of Section 1 has also adopted a resolution establishing a protocol for responding to resident requests for a "reasonable accommodation" pursuant to the Fair Housing Amendments Act of 1988 ["FHAA"], 42 U.S.C. §3601 et seq.; and the New Jersey Law Against Discrimination (N.J.S.A. 10:5-1 et seq., the "NJLAD" and


WHEREAS, the Board of Directors of the CCA adopted a resolution on June 25, 2014 permitting residents of Clearbrook to install and operate portable propane generators and propane (LP) standby permanent generators, conditioned upon compliance with certain requirements including the reservation by the individual sections as to whether to permit the installation of the generator; and

WHEREAS, despite CCA's permission to allow generator installation and use, Section 1 has determined that it is in the best interest of Section 1, its members and residents to continue to prohibit the use of generators by residents, except when installation and operation of said generator is performed in conjunction with a request for a "reasonable accommodation" pursuant to the FHAA and NJLAD.

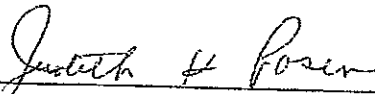
Now, therefore on this, the 14th day of October 2014, BE IT HEREBY RESOLVED
AS FOLLOWS:

- 1.) Applications for the installation and operation of portable or standby generators will not be accepted by Section 1 unless those applications are submitted in conjunction with an application for a reasonable accommodation of a disability or handicap as covered under the FHAA and NJLAD and has met all requirements of the CCA's Architectural Review Committee and certified engineering specifications/inspections.
- 2.) Under no circumstances will generators be permitted to be installed in or on any common element or resident's property unless approval has been made for its use to aid in a reasonable accommodation for persons qualifying as disabled or handicapped under the FHAA and NJLAD and has met all requirements of the CCA's Architectural Review Committee and certified engineering specifications/inspections.
- 3.) Applications for installation and operation of a generator in connection with an application for a reasonable accommodation for a disability covered under the FHAA and NJLAD will be evaluated by Section 1 in accordance with the protocol authorized in ""Resolution of The Board of Directors of Clearbrook Condominium Association No. 1 Adopting Protocol for Responding to Resident Requests for "Reasonable Accommodation" to Disabilities"" and "Resolution of the Board of Directors of the Clearbrook Community Association, Inc. Regarding the Installation and Use of Back-Up Generators by Residents" adopted June 25, 2014.
- 4.) Members who applied for installation and operation of a back-up generator in connection with a reasonable accommodation and whose application has been granted will be solely responsible for the cost of the generator equipment, installation, the required engineering inspections, operation maintenance of said generator unit and the cost of restoration of common elements either when a reasonable accommodation no longer exists or prior to the sale of a unit.
- 5.) Members who applied for installation and operation of a back-up generator in connection with a reasonable accommodation and whose application has been granted shall indemnify and hold Section 1 and its Board of Directors harmless for any and all damage and/or injury resulting from installation and operation of said generator.

IN WITNESS WHEREOF, the Clearbrook Condominium Association No. 1 has affixed its hand and seal the day and year first above written.



Robert Einzig, Secretary



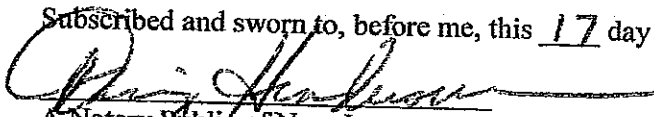
Judith K. Posen, President

ACKNOWLEDGMENT

STATE OF NEW JERSEY :
: SS
COUNTY OF MIDDLESEX :

I certify that on October 17, 2014, Robert Einzig personally came before me and acknowledged under oath, to my satisfaction, that he/she is the Secretary of the Clearbrook Condominium Association No. 1, is the attesting witness to the signing of this document by the proper corporate officer who is Judith K. Posen, the President of the corporation; This document was signed and delivered by the corporation as its voluntary act duly authorized by a proper Resolution; he/she knows the proper seal of the corporation which was affixed to this document; and he/she signed this proof to attest to the truth of these facts.

Subscribed and sworn to, before me, this 17 day of October 2014.




A Notary Public of New Jersey
My Commission Expires: 10-17-2015



Vote of Board of Directors to Approve Resolution

Roll Call	Yes	No	Abstain	Absent
Judith K. Posen, Pres. - Does not vote				
Agnes Quinn	Yes			
Seymour Wegbreit	Yes			
Robert Einzig	Yes			
Francis DiFiglia	Yes			
Renee Friedman				Absent
Marianne Gallagher	Yes			
Phillip Mogilefsky	Yes			
Maria Pontoriero	Yes			
Gilberto Santiago, - Alternate Director	Yes			

The undersigned, Secretary of the Clearbrook Condominium Association No. 1 certifies that the foregoing is a true copy of the Resolution adopted on the 14th day of October 2014, by a roll call vote by the Board of Directors at a regularly scheduled Board meeting held upon proper notice to each Board member, at which a quorum was present and at which the requisite number of Board members present voted in favor; and the undersigned further certifies that the vote of each Director was as shown above.


Robert Einzig, Secretary