

2949-868
9-30-76

FIRST AMENDMENT TO MASTER DEED

THE FIRST AMENDMENT to a certain Master Deed hereinafter described, made this 29th day of September, 1976 by VILLA PARK CONSTRUCTION COMPANY, a New Jersey corporation, having an office at P.O. Box 148, Cranbury, New Jersey, formerly known as Aaron Cross Construction Co., Inc. (hereinafter referred to as the "Grantor").

W I T N E S S E T H:

WHEREAS, Grantor is the owner of fee simple title to those lands and premises described in a certain Master Deed dated October 24, 1975 and recorded in the Middlesex County Clerk's Office on October 28, 1975 in Deed Book 2910, Pages 230 et seq. by which Master Deed Grantor declared and established Clearbrook, A Condominium, Section No. 6, as a condominium pursuant to R.S. 46:8B-1 to 30; and;

WHEREAS, Grantor's title insurer, The Title Insurance Corporation of Pennsylvania, has required that Exhibit G to said Master Deed be corrected because there are certain incorrect numerical designations of some of the units shown thereon;

WHEREAS, Grantor had retained the right to cause amendments to be made in the Master Deed if such amendments were required by

DB 2949 868

9-30-76

AMENDMENT TO EXHIBIT "E" (THE BY-LAWS) OF THE MASTER DEED OF CLEARBROOK, A CONDOMINIUM, SECTION NO.6

This Amendment to Exhibit "E" (the By-Laws) of the Master Deed of Clearbrook, A Condominium, Section No. 6, made pursuant to N.J.S.A. 46:8B-0(j), and made this 8th day of May, 1979 by the appropriate officers of the said condominium under authority of the Board of Directors thereof:

WITNESSETH:

WHEREAS, Aaron Cross Construction Co., Inc., a New Jersey corporation, did file a Master Deed in the Middlesex County Clerk's Office on October 28, 1975, which instrument appears in Deed Book 2910 at Page 230 and which instrument has attached to it as Exhibit "E" the By-Laws of Clearbrook, A Condominium, Section No. 6; and

WHEREAS, Article VII of said By-Laws provides for the amendment thereof upon the affirmative vote of seventy-five (75%) percent of the votes entitled to be cast in person at a meeting called; and

WHEREAS, a meeting of the members of Clearbrook A Condominium Section No. 6, pursuant to proper call by the Board of Directors was held on MAY 8th, 1979 for the purpose of amending said By-Laws; and

WHEREAS, said amendments were approved by more than seventy-five percent (75%) of the votes entitled to be cast in person at said meeting as set forth in the Secretary's Certificate attached hereto and made a part hereof as Schedule 1; and

-1-

BOOK 3134 PAGE 846

120 3-11-80

WHEREAS, pursuant to N.J.S.A. 46:88-9 (j) it is the desire of the undersigned that said amendments to the By-Laws, as approved, be recorded in the Middlesex County Clerk's Office in order to become effective;


NOW, THEREFORE, in consideration of the foregoing and in consideration of binding future unit owners in Clearbrook, a Condominium, Section No. 6 to the provisions hereof, the following amendments to the By-Laws are made:

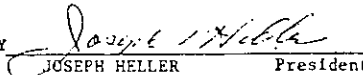
A Rule and Regulation is hereby promulgated as an Amendment to the By-Laws of Clearbrook, a Condominium, Section No. 6, to be binding upon all parties to become Unit Owners who purchase a Unit in said Clearbrook, a Condominium, Section No. 6 after the filing of this Amendment, which Rule and Regulation shall require said purchaser (Unit Owner) to pay to Clearbrook Condominium Association No. 6, at the time when title to said Unit shall transfer to the purchaser (Unit Owner) the non-refundable sum of \$100.00 to be credited on the books of Clearbrook Condominium Association No. 6, to its reserve account. Said payment is an assessment and shall become a lien upon the Unit resold. Said sum may be changed from time to time in accordance with appropriate law and the By-Laws of which this Rule and Regulation is a part.

IN WITNESS WHEREOF, the undersigned has caused these presents to be signed by its President, attested by its Secretary and its corporate seal to be hereto affixed the day and year first above written.

CLEARBROOK CONDOMINIUM ASSOCIATION
SECTION NO. 6

ATTEST:


ANN HENZE Secretary

BY 
JOSEPH HELLER President

AMENDMENT TO EXHIBIT "E" (THE BY LAWS) OF
THE MASTER DEED OF CLEARBROOK CONDOMINIUM
ASSOCIATION No. 6.

DATED: OCTOBER 7 1987

RECORD AND RETURN TO:

Clarence J. Arrowsmith
174 A Warren Road
Cranbury, New Jersey 08512

Clarence J. Arrowsmith
Prepared by: Clarence J. Arrowsmith

BOOK 3663 PAGE 897

11-19-87

RETURN TO

AMENDMENT TO EXHIBIT "E" (THE BY-LAWS OF CLEARBROOK
CONDOMINIUM ASSOCIATION No. 6) OF THE MASTER DEED
OF CLEARBROOK CONDOMINIUM ASSOCIATION No. 6

This Amendment to Exhibit "E" (the By-Laws of Clearbrook Condominium Association No. 6) of the Master Deed of Clearbrook Condominium Association No. 6, made pursuant to N.J.S.A. 46:8B-9(j) and made this 7th day of October, 1987 by the appropriate officers of the said Association under authority of the Board of Directors thereof:

WITNESSETH:

WHEREAS, the Master Deed of Clearbrook Condominium Association No. 6 appears in Deed Book 2910 at pages 230 et seq.; and

WHEREAS, Article VII of Exhibit "E" of the Master Deed as amended and recorded in Deed Book 3066 at pages 384 et seq. provides for further amendments by an affirmative vote of two-thirds of the votes entitled to be cast by the Unit Owners who attend the meeting either personally or by written proxy; and

WHEREAS, Article III, Section 2 of Exhibit "E" of the Master Deed was amended and recorded in Deed Book 3638 at pages 572 et seq. to provide a Board of Directors comprising seven members to replace the previous 9 member Board; and

WHEREAS, a meeting of the members of Clearbrook Condominium Association No 6, pursuant to a proper call by the Board of Directors was held on August 3, 1987 for the purpose of further amending said By-Laws; and

WHEREAS, said amendments were approved by more than two-thirds of the votes entitled to be cast as recorded in the minutes of said meeting; and

WHEREAS, pursuant to N.J.S.A. 46:8B-9 (j) it is the desire of the undersigned that said amendments to the By-Laws, as approved, be recorded in the Middlesex County Clerk's Office in order to become effective as to all of the Condominium and Unit Owners therein affected thereby:

NOW, THEREFORE, in consideration of the foregoing and in consideration of binding future Unit Owners in Clearbrook Condominium Association No 6 to the provisions hereof, the following amendments to the By-Laws are made:

BOOK 3663 PAGE 895

Deed

BOOK 3663 PAGE 897
FILED MIDDLESEX COUNTY

87 NOV 19 PM 2:55

Rebecca M. Francano
MIDDLESEX COUNTY CLERK

031763

BOOK 3663 PAGE 900

AMENDMENT TO EXHIBIT "E" (THE BY-LAWS OF CLEARBROOK
CONDOMINIUM ASSOCIATION No. 6) OF THE MASTER DEED
OF CLEARBROOK CONDOMINIUM ASSOCIATION No. 6

This Amendment to Exhibit "E" (the By-Laws of Clearbrook Condominium Association No. 6) of the Master Deed of Clearbrook Condominium Association No. 6, made pursuant to N.J.S.A. 46:8B-9(j) and made this 28 day of June, 1987 by the appropriate officers of the said Association under authority of the Board of Directors thereof:

WITNESSETH:

WHEREAS, the Master Deed of Clearbrook Condominium Association No. 6 appears in Deed Book 2910 at page 230; and

WHEREAS, Article VII of Exhibit "E" of the Master Deed as amended provides for further amendments by an affirmative vote of two-thirds of the votes entitled to be cast by the Unit Owners who attend the meeting either personally or by written proxy; and

WHEREAS, a meeting of the members of Clearbrook Condominium Association No. 6, pursuant to a proper call by the Board of Directors was held on May 4, 1987 for the purpose of amending said By-Laws;

WHEREAS, said amendments were approved by more than two-thirds of the votes entitled to be cast as recorded in the minutes of said meeting; and

WHEREAS, pursuant to N.J.S.A. 46:8B-9 (j) it is the desire of the undersigned that said amendments to the By-Laws, as approved, be recorded in the Middlesex County Clerk's Office in order to become effective as to all of the Condominium and Unit Owners therein affected thereby:

NOW, THEREFORE, in consideration of the foregoing and in consideration of binding future Unit Owners in Clearbrook Condominium Association No. 6 to the provisions hereof, the following amendments to the By-Laws are made:

Delete all of Article III, Section 2 of the Clearbrook Condominium Association No. 6 By-Laws and in place of the deleted material insert the following:

"During the time of 1986 until May 1987 there shall be nine (9) members on the Board. Thereafter vacancies on the Board shall not be filled until the membership of the Board has been reduced to a total of seven (7) members. Vacancies on the reduced seven (7) member Board shall be filled by election at the Annual Meeting. Each elected Director shall hold office for three (3) years. All directors shall hold office until their successors have been elected and qualified."

IN WITNESS WHEREOF, the undersigned has caused these presents to be signed by its President, attested by its Secretary and its corporate seal to be hereto affixed the day and year first above written.

ATTEST:

CLEARBROOK CONDOMINIUM ASSOCIATION No. 6

By: Clarence J. Arrowsmith
Clarence J. Arrowsmith,
Secretary

By: Arthur Legge
Arthur Legge,
President

NOTARY

STATE OF NEW JERSEY)

: SS

COUNTY OF MIDDLESEX)

BE IT REMEMBERED, that on this 6th day of July, 1987 before me personally appeared Clarence J. Arrowsmith who I am satisfied is the Secretary of Clearbrook Condominium Association No. 6 and who has attested the within instrument and thereupon acknowledge that he signed, sealed and delivered the same for the purposes therein expressed.

BOOK 3038 PAGE 215

[Handwritten Signature]

A NOTARY PUBLIC OF NEW JERSEY

INDUSTRIAL COMPLEX

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

012110

BOOK 3638 PAGE 576
257

DEED

Prepared by: Clarence J. Arrowsmith
Clarence J. Arrowsmith

AMENDMENT TO EXHIBIT "E" (THE BY LAWS) OF
THE MASTER DEED OF CLEARBROOK CONDOMINIUM
ASSOCIATION No. 6

DATED: JUNE 2, 1989

RECORD AND RETURN TO:

RETURN TO ➔

Clarence J. Arrowsmith
174 A Warren Road
Cranbury, New Jersey 08512

AMENDMENT TO EXHIBIT "E" (THE BY-LAWS OF CLEARBROOK
CONDOMINIUM ASSOCIATION No. 6) OF THE MASTER DEED
OF CLEARBROOK CONDOMINIUM ASSOCIATION No. 6

This Amendment to Exhibit "E" (the by-laws of
Clearbrook Condominium Association No. 6) of the Master Deed
of Clearbrook Condominium Association No. 6, made pursuant
to N.J.S.A. 46:8B-9(j) and made this / day of June,
1989 by the appropriate officers of the said Association
under authority of the Board of Directors thereof:

WITNESSETH:

WHEREAS, the most recent amendment to the Master Deed
of Clearbrook Condominium Association No. 6 appears in Deed
Book 3663 at pages 897 et seq.; and

WHEREAS, a meeting of the members of Clearbrook
Condominium Association No 6, pursuant to a proper call by
the Board of Directors was held on May 15, 1989 for the
purpose of amending said By-Laws; and

WHEREAS, said amendments were approved by more than
two-thirds of the votes entitled to be cast as recorded in
the minutes of said meeting:

WHEREAS, pursuant to N.J.S.A. 46:8B-9 (j) it is the
desire of the undersigned that said amendments to the
By-Laws, as approved, be recorded in the Middlesex County
Clerk's Office in order to become effective as to all of the
Condominium and Unit Owners therein affected thereby:

NOW, THEREFORE, in consideration of the foregoing and
in consideration of binding future Unit Owners in Clearbrook
Condominium Association No. 6 to the provisions hereof, the
following amendments to the By-Laws are made effective on
the date that this instrument is filed:

Add a new Section 6 to Article VI, of the Clearbrook Condominium Association No. 6 By-Laws as follows:

"Section 6. 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 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 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 Board of Directors."

IN WITNESS WHEREOF, the undersigned has caused these presents to be signed by its President, attested by its Secretary and its corporate seal to be hereto affixed the day and year first above written.

ATTEST: CLEARBROOK CONDOMINIUM ASSOCIATION No. 6

By: Clarence J. Arrowsmith
Clarence J. Arrowsmith,
Secretary

By: Charles A. Muller
Charles A. Muller,
President

RECORDED MIDDLESEX CTY

89 JUN -6 PM 2:23

007790

STATE OF NEW JERSEY)
: SS
COUNTY OF MIDDLESEX)

3785-758
MIDDLESEX COUNTY CLERK

BE IT REMEMBERED, that on this / day of June, 1989 before me personally appeared Clarence J. Arrowsmith who I am satisfied is the Secretary of Clearbrook Condominium Association No. 6 and who has attested the within instrument and thereupon acknowledge that he signed, sealed and delivered the same for the purposes therein expressed.

2200
CX

[Signature]

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

3785 -760

Prepared by: Jonathan M. Heilbrunn, Esq.

AMENDMENTS TO BY-LAWS OF
CLEARBROOK, A CONDOMINIUM, SECTION NO. 6

THE FOLLOWING AMENDMENTS to the By-Laws were made the ^{3rd day} ~~26th~~ day of June, 1991 by CLEARBROOK, A CONDOMINIUM, SECTION NO. 6, a New Jersey non-profit corporation, having its office at the Clearbrook Clubhouse, Monroe Township, Middlesex County, New Jersey.

CLEARBROOK, A CONDOMINIUM, SECTION NO. 6 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, said Master Deed having been recorded in Book 2910, Page 230 and Amendments thereto.

The By-Laws are amended and shall govern as follows:

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

"President. The president shall be the chief executive officer of the Condominium Association and of the Board of Directors. He/she shall preside at all meetings of the Condominium Association and of the Board of Directors. He/she 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/she may in his/her discretion deem appropriate to assist in the conduct of the affairs of the Condominium Association.

The President or his/her representative shall be the Delegate of the Condominium Association at meetings of Delegates of the Clearbrook Community Association, for the sole purpose of casting the votes of the Condominium Association. He/she or his/her representative, as such delegate, shall cast his/her votes exactly as the votes cast by member unit owners (one vote per unit) of the Condominium Association personally, by written limited proxy or by absentee ballot, at the special meeting of

BOOK 4033 PAGE 058

RECEIVED/RECORDED
MIDDLESEX COUNTY 06/11/93
CONSIDERATION \$17.00
DEED REG. FEE \$17.00
INSTRUMENT DEED \$17.00
\$17.00 TAX
\$17.00
\$17.00

BOOK 4033 PAGE 058

the Condominium Association duly called pursuant to Article II."

IN WITNESS WHEREOF, these amendments to the By-Laws are signed and sealed the date first shown above. The Association has caused these presence to be signed and attested by its proper corporate officers and its proper corporate seal to be hereunto affixed this 9th day of December, 1992.

ATTEST: CLEARBROOK, A CONDOMINIUM,
SECTION NO. 6
Clarence Arrowsmith By: Charles A. Muller
CLARENCE ARROWSMITH, Secretary CHARLES MULLER, President

Register and Return to:
Clearbrook Community Association
Clearbrook Clubhouse
Cranbury, N.J. 08512

RETURN TO

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

BE IT REMEMBERED, that on this 9 day of Dec, 1992, before me the subscriber, a Notary Public of New Jersey personally appeared CLARENCE ARROWSMITH, who being by me duly sworn on his/her oath, doth depose and make proof to satisfaction that he/she is Secretary of CLEARBROOK, A CONDOMINIUM, SECTION NO. 6, the corporation named in the within instrument, that CHARLES MULLER 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 that 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.

Richard J. [Signature]
A Notary Public of the
State of New Jersey
My Commission Expires:
Clarence Arrowsmith
CLARENCE ARROWSMITH

END OF DOCUMENT

Prepared By: Wendell A. Smith
Wendell A. Smith, Esq.

RECEIVED/RECORDED
MIDDLEBURY COUNTY 12/14/94 100732
CONDOMINIUM 1.00 TAX
DEED REC. FEE 124.00
INSTRUMENT DEED 18328 NAME ST

AMENDMENT TO BY-LAWS

FOR

CLEARBROOK COMMUNITY ASSOCIATION

CLEARBROOK CONDOMINIUM ASSOCIATIONS 1 THROUGH 17, A¹⁸ & B¹⁸

THIS IS TO CERTIFY that the following By-law Amendments applicable to the common property of the Clearbrook Community Association and the common elements of the Condominium Sections listed below were duly adopted by on or about September 16, 1994 by the Clearbrook Community Association and by the respective condominium associations for each of such Sections:

CLEARBROOK COMMUNITY ASSOCIATION

A new Article IX has been added which reads as follows:

"ARTICLE IX - Civil Action For Damages"

The Community Association shall not be liable in any civil action brought by or on behalf of a Unit Owner to respond in damages as a result of bodily injury to the Unit Owner occurring on the premises of the Community Association except as the result of its willful, wanton, or grossly negligent act of commission or omission."

CONDOMINIUM ASSOCIATIONS 1 THROUGH 17, 18A & 18B

<u>Section No.</u>	<u>Name</u>	<u>Deed Book</u>	<u>Page</u>
1	Clearbrook Condominium Association No. 1	2785	124
2	Clearbrook A Condominium Section No. 2	2799	305
3	Clearbrook A Condominium Section No. 3	2807	634
4	Clearbrook A Condominium Section No. 4	2860	627
5	Clearbrook A Condominium Section No. 5	2829	534

BK4203PG895

6	Clearbrook A Condominium Section No. 6	2910	230
7	Clearbrook Gladstone Village, A Condominium, Section No. 7	2962	14
8	Clearbrook Hampton Village, A Condominium, Section No. 8	2987	758
9	Clearbrook Kensington Village, A Condominium, Section 9	3028	666
10	Clearbrook Lancaster Village, A Condominium, Section No. 10	3085	316
11	Clearbrook Malden Village, A Condominium, Section No. 11	3144	455
12	Clearbrook Nottingham Village, A Condominium, Section No. 12	3187	1
14	Clearbrook Oxford Village, A Condominium, Section No. 14	3313	482
15	Clearbrook Pickwick Village, A Condominium, Section No. 15	3394	36
16	Clearbrook Queensway Village, A Condominium, Section No. 16	2473	169
17	Clearbrook Regency Village, A Condominium, Section No. 17	3622	31
18A	Clearbrook Stuart Village, A Condominium, Section No. 18A	3770	110
18B	Clearbrook Tudor Village, A Condominium, Section No. 18B	3883	01

Add a new Article X to the By-laws for Sections 1 through 17 and a new Article IX for Sections 18 A and 18 B which reads as follows:

"ARTICLE X [IX] - Civil Action for Damages

The Condominium Association shall not be liable in any civil action brought by or on behalf of a Unit Owner to respond in damages as a result of bodily injury to the Unit Owner occurring on the premises of the Condominium Association except as a result

of its willful, wanton or grossly negligent act of commission or omission."

The By-laws of the Clearbrook Community Association and the condominium associations for each respective Condominium Section are attached as Exhibits to each of the Master Deeds described above, which Master Deeds are recorded in the Clerk's office for Middlesex County, New Jersey.

This certification is made pursuant to the authority granted to the undersigned by the respective Boards of Directors of the Clearbrook Community Association and of each of the foregoing condominium associations to supervise, tabulate and certify the vote for the amendments set forth above.



MURRAY WEINER, Secretary
Clearbrook Community Association

STATE OF NEW JERSEY)
) ss.:
COUNTY OF Walden)

BE IT REMEMBERED, that on this 6 day of December, 1994, before me the subscriber, an officer duly authorized pursuant to N.J.S.A. 46:14-6, personally appeared Maureen Luipo who being by me duly sworn on his oath, deposes and makes proof to my satisfaction that he is the Secretary of Clearbrook Community Association and is duly authorized to execute the within instrument.

Maureen Luipo
MAUREEN LUPO, Secretary

Sworn to and subscribed before me, the date aforesaid.

Robert K. [Signature]
Notary Public of the State of New Jersey

Notary Public of New Jersey
My Commission Expires September 11, 1995

RETURN TO

RECORD AND RETURN
GREENBAUM, ROWE & SMITH
POST OFFICE BOX 5600
METRO CORPORATE CAMPUS
WOODBIDGE, NEW JERSEY 07095
ATTEN: MAUREEN LUPO

DEED

Prepared by:

Alan H. Dworetzky
Alan H. Dworetzky

AMENDMENT TO EXHIBIT "E" (THE BY-LAWS)
OF THE MASTER DEED OF CLEARBROOK
CONDOMINIUM ASSOCIATION NUMBER SIX

DATED: July 31, 1995

RECORD AND RETURN TO:

Alan H. Dworetzky
190-B Newport Road
Cranbury, NJ 08512-3937

RETURN TO 

RECEIVED/RECORDED
MIDDLESEX COUNTY 08/10/95 092327
CONSIDERATION \$.00 TAX \$.00
DEED REC. FEE \$19.00
INSTRUMENT DEED 10502 NAME S.J

BK4259PG471

BK4259PG471

AMENDMENT TO EXHIBIT "E" (THE BY-LAWS OF CLEARBROOK
CONDOMINIUM ASSOCIATION No.6) OF THE MASTER DEED
OF CLEARBROOK CONDOMINIUM ASSOCIATION No. 6

This Amendment to Exhibit "E" (the By-Laws of Clearbrook Condominium Association No.6) of the Master Deed of Clearbrook Condominium Association No. 6, made pursuant to N.J.S.A. 46:8B-9(j) and made this 31st day of July, 1995 by the appropriate officers of the said Association under the authority of the Board of Directors thereof:

WITNESSETH:

WHEREAS, the most recent amendment to the Master Deed of Clearbrook Condominium Association No. 6 appears in Deed Book 4007 at pages 0285 et seq.; and

WHEREAS, a meeting of the members of Clearbrook Condominium Association No. 6, pursuant to a proper call by the Board of Directors, was held on July 10, 1995, for the purpose of amending the by-laws; and

WHEREAS, said amendment was approved by more than two-thirds of the votes entitled to be cast as recorded in the minutes of said meeting; and

WHEREAS, pursuant to N.J.S.A. 46:8B-9 (j) it is the desire of the undersigned that said amendment to the By-Laws, as approved, be recorded in the Middlesex County Clerk's Office in order to become effective as to all of the Condominium and Unit Owners therein affected thereby:

NOW, THEREFORE, in consideration of the foregoing and in consideration of binding future Unit Owners in Clearbrook Condominium Association No. 6 to the provisions hereof, the following amendments to the By-Laws are made effective on the date this instrument is filed:

Delete all of Article III, Section 2 of the Clearbrook Condominium Association No. 6 By-Laws and in place of the deleted material insert the following:

"The Board shall consist of nine (9) directors. The two new positions shall be filled by appointment by the current Board until the next regularly scheduled Annual Meeting. At that time, candidates for the new positions as well as those expiring will be selected by vote in the proscribed manner. The three candidates with the highest votes will serve for three years. The remaining positions will be filled by those with the next highest totals and will serve for two or one year(s), the selection to be made in a manner facilitating the staggering of expiring terms to three each year. All directors shall hold office until their successors have been elected and qualified."

IN WITNESS WHEREOF, the undersigned has caused these presents to be signed by its President, attested by its Secretary, and its corporate seal to be hereto affixed the day and year first above written.

ATTEST: Clearbrook Condominium Association No. 6
By: Alan H. Dworetzky Secretary
By: Julius Grossman President

STATE OF NEW JERSEY)
: SS
COUNTY OF MIDDLESEX)

BE IT REMEMBERED, that on this 31st day of July, 1995, before me personally appeared Alan H. Dworetzky who I an satisfied is the Secretary of Clearbrook Condominium Association No. 6 and who has attested the within instrument and thereupon acknowledge that he signed, sealed and delivered the same for purposes therein expressed.

Seen to and subscribed before me
this 31 day of July 1995

Mayone C. Roberts
MAYONE C. ROBERTS
NOTARY PUBLIC OF NEW JERSEY
MY COMMISSION EXPIRES DEC. 21, 1995

JANE

Clearbrook, A Condominium, Section Six
Addendum to Master Deed and By-Laws

This addendum to the Master Deed and By-Laws made this 20th day of November, 1995, by Clearbrook, a Condominium, Section Six, a New Jersey non-profit corporation having its offices in the Township of Monroe, County of Middlesex, State of New Jersey (hereafter referred to as the "Association").

The Association does hereby add the following administrative regulation as an addendum to its Master Deed recorded in the office of the Middlesex County Clerk in Deed Book 2910, page 230.

Capital Contribution Requirement

Upon the taking of title to any Unit of the Association, the purchaser shall be required to pay a one-time, non-refundable capital contribution of Three Hundred Dollars (\$300) to the Association.

This capital contribution shall be paid with respect to each Unit purchased and shall become due, owing and payable to the Association upon closing of title.

This addendum supercedes any previous By-Law or stipulation relative to capital contribution to the Association upon purchase of a Unit of the Association.

RETURN TO ➡ Alan Dwoitzky
190B Newport Rd.
Cranbury, NJ
08512-3937

RECEIVED/RECORDED
MIDDLESEX COUNTY 11/29/95 113753
CONSIDERATION \$.00 TAX
DEED REC. FEE \$17.00
INSTRUMENT DEED 16479 NAME JD

In witness thereof, the Association has affixed its hand and seal
the day and year first written above.

ATTEST:

Clearbrook Condominium
Association Six

Julius Grossman
Julius Grossman, President

Alan H. Dworetzky
Alan H. Dworetzky, Secretary

Return to:

RETURN TO. ➡

Alan Dworetzky
190-B Newport Road
Cranbury, NJ 08512

State of New Jersey, County of Middlesex

I Certify that on November 20, 1995, personally came before me Alan H. Dworetzky who I am satisfied is the Secretary of Clearbrook Condominium Association No. Six and who has attested the within instrument and thereupon acknowledge that he signed and delivered the same for purposes therein expressed.

Robert J. Allen

Notary Public of New Jersey
My Commission Expires September 11, 2000

BK 4287PG429

END OF DOCUMENT

CLEARBROOK, A CONDOMINIUM, SECTION SIX
ADDENDUM TO MASTER DEED AND BY-LAWS

This addendum to the Master Deed and By-Laws made this 7th day of November, 1996, by Clearbrook, a Condominium, Section Six a New Jersey non-profit corporation having its offices in the Township of Monroe, County of Middlesex, State of New Jersey (hereafter referred to as the "Association").

The Association does hereby add the following administrative regulation as an addendum to its Master Deed recorded in the office of the Middlesex County Clerk in Deed Book 2910, page 230.

CAPITAL CONTRIBUTION REQUIREMENT

Upon the taking of title to any Unit of the Association, the purchaser shall be required to pay a one-time, non-refundable capital contribution of Five Hundred Dollars (\$500) to the Association.

This capital contribution shall be paid with respect to each Unit purchased and shall become due, owing and payable to the Association upon closing of title.

This addendum supercedes any previous By-Law or stipulation relative to capital contribution to the Association upon purchase of a Unit of the Association.

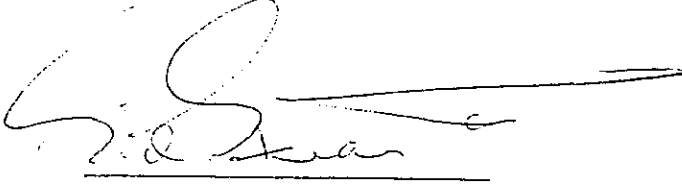
RECEIVED/RECORDED
MIDDLESEX COUNTY 11/21/96 093427
CONSIDERATION \$17.00 TAX \$1.00
DEED REC. FEE 16865
INSTRUMENT DEED
NAME Be

BK 4371 PG 256

BK 4371 PG 256

In witness thereof, the Association has affixed its hand and seal the day and year first written above.

ATTEST:



Sid Stuart, President

Clearbrook Condominium
Association Six



Rachael Spatzer, Treasurer

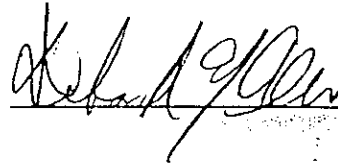
RETURN TO:

RETURN TO FILE

Rachael Spatzer
190-A Newport Road
Cranbury, N.J. 08512

State of New Jersey, County of Middlesex

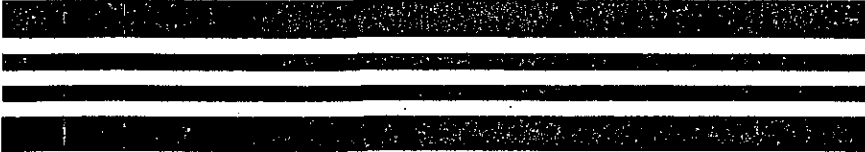
I certify that on November 7th, 1996, personally came before me Rachael Spatzer who I am satisfied is the Treasurer of Clearbrook Condominium Association No. Six and who has attested the within instrument and thereupon acknowledge that she signed and delivered the same for purposes therein expressed.



Notary Public of New Jersey
My Commission Expires September 11, 2000

BK4371PG257

END OF DOCUMENT



MIDDLESEX COUNTY CLERK

Return To:



CLEARBROOK CONDOMINIUM ASSOCIATION NO. 6

Index DEED BOOK
Book 04825 Page 0394
No. Pages 0004
Instrument DEED W/O ABSTRA
Date : 9/19/2000
Time : 8:17:23
Control # 200009190029
INST# DE 2000 016836

Employee ID MALTBS

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OVERCHARGE	\$.00
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Total: \$ 19.00

STATE OF NEW JERSEY
MIDDLESEX COUNTY CLERK

ELAINE FLYNN
COUNTY CLERK

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AMMENDMENT TO MASTER DEED, EXHIBIT 00 SEP 19 AM 8:34
BY-LAWS OF CLEARBROOK CONDOMINIUM ASSOCIATION NO. 6

Ammendment to Master Deed, Exhibit E, By-Laws of Clearbrook Condominium Association No. 6, made the eleventh day of September 2000, by Clearbrook Condominium Association No. 6, a non-profit corporation of the State of New Jersey, having an office at the Clearbrook Clubhouse,, Monroe Twp., County of Middlesex and State of New Jersey (hereinafter referred to as the "Association").

WHEREAS, Exhibit E to the aforesaid Master Deed is the By-Laws of Clearbrook Condominium Association No. 6 (hereinafter referred to as the "By-Laws"); and

Whereas, at a meeting of the Association held June 5, 2000, duly constituted for such purpose, the Unit Owners 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. 6, 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 !!. MEETING OF UNIT OWNERS is amended to read as follows:

SECTION 1. Annual Membership Meetings.

Annual meetings of the members of the Condominium Association shall be held on the Third Monday of May in each year. The election of Association Directors shall take place at the annual meeting. The election process requires no quorum. It shall take place even if the attendance is insufficient for a legal business meeting."

SECTION 4. QUORUM. At each membership meeting, annual or special, "Thirty Percent (30%) of the Associations Unit Owners present in person 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 may, by majority vote, adjourn the meeting from time to time until a quorum is present. At any such adjourned meeting, when a quorum is present, any business may be transacted which might have been transacted at the meeting originally scheduled or called.

SECTION 6. VOTING. Except as otherwise required by Law or specifically required by the Master Deed:

(a) The owner(s) of each Unit shall have one vote per unit, as set forth in the Master Deed, an

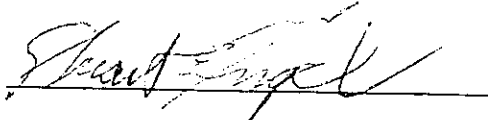
(b) A quorum being present, a majority of all those voting in person shall be sufficient on those matters which are to be voted on by the Unit Owners except proposed amendments to these By-Laws.

" The election of Directors shall be by secret ballot. Other business can be voted by voice or hand count unless a member, present in person at such a meeting, demands a roll call vote. Roll call votes shall be fully recorded in the meeting minutes."

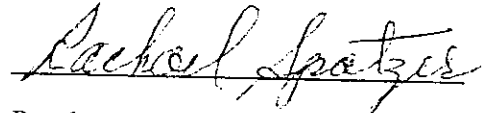
In witness thereof, the Association has affixed its hand and seal the day and year first written above.

ATTEST:

CLEARBROOK CONDOMINIUM
ASSOCIATION NO. 6



Stuart Engel, President



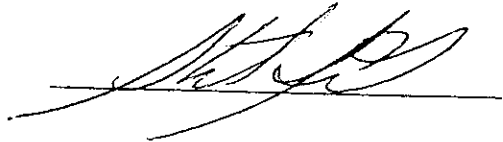
Rachael Spatzer, Treasurer

RETURN TO:

Rachael Spatzer
190-A Newport Road
Monroe Twp., N.J. 08831

State of New Jersey, County of Middlesex

I certify that on September 13th, 2000, personally came before me Rachael Spatzer who I am satisfied is the Treasurer of Clearbrook Condominium Association No. Six and who has attested the within instrument and thereupon acknowledge that she signed and delivered the same for purposes therein expressed.



STUART SUSSMAN
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires July 28, 2002



MIDDLESEX COUNTY CLERK

-Return To:



Index DEED BOOK
Book 04849 Page 0737
No. Pages 0003
Instrument DEED W/O ABSTRA
Date : 12/01/2000
Time : 1:26:23
Control # 200012010587
INST# DE 2000 020964

CLEARBROOK Condominium
Association No. 514

Employee ID DALALB

RECORDING \$ 17.00
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Total: \$ 17.00

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STATE OF NEW JERSEY
MIDDLESEX COUNTY CLERK

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ELAINE FLYNN
COUNTY CLERK



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Retain this page for future reference
Not part of the original submitted document

004849P-737

CLEARBROOK A CONDOMINIUM SECTION SIX
ADDENDUM TO MASTER DEED AND BY-LAWS

This addendum to the Master Deed and By-Laws made this 6th day of November, 2000, by Clearbrook, a Condominium Section Six a New Jersey non-profit corporation having its offices in the Township of Monroe, County of Middlesex, State of New Jersey (hereafter referred to as the "Association").

The Association does hereby add the following administrative regulation as an addendum to its Master Deed recorded in the office of the Middlesex County Clerk in Deed Book 4371, Page 256.

CAPITAL CONTRIBUTION REQUIREMENT

Upon the taking of title to any Unit of the Association, the purchaser shall be required to pay a one-time, non-refundable Capital contribution of One Thousand Dollars (\$1,000) to the Association.

This Capital contribution shall be paid with respect to each Unit purchased and shall become due, owing and payable to the Association upon closing of title.

This addendum supercedes any previous By-Law or stipulation relative to Capital contribution to the Association upon purchase of a Unit of the Association.

BOOK # _____
PAGE # _____
OF PAGES _____

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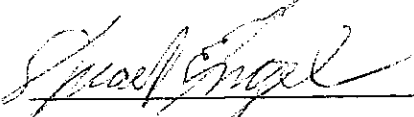
RECORDED
FLAINE M. FLYNN
MIDDLESEX COUNTY CLERK


B04849P-738

In witness thereof, the Association has affixed it's hand and seal the day and year first written above.

ATTEST:

CLEARBROOK CONDOMINIUM
ASSOCIATION NO. SIX


Stuart Engel, President


Rachael Spatzer, Treasurer

RETURN TO:

Rachael Spatzer
190-A Newport Road
Monroe Twp., N.J. 08831

State of New Jersey, County of Middlesex

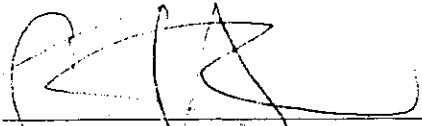
I certify that on November 6th, 2000, personally came before me Rachael Spatzer who I am satisfied is the Treasurer of Clearbrook Condominium Association No. Six, and who has attested the within instrument and thereupon acknowledge that she signed and delivered the same for purposes therein expressed.


MARIA CAPPARELLI
NOTARY PUBLIC OF NEW JERSEY
MY COMMISSION EXPIRES FEB. 19, 2004

RSK

RECORDED
ELAINE M. FURMAN
MIDDLESEX COUNTY

2006 MAY 25 PM 2:22

Prepared by: 
Charlotte A. Beeton, Esq.

MAY 2 2006 PM 5:34

BOOK # _____
PAGE # _____
OF PAGES _____

CLEARBROOK CONDOMINIUM ASSOCIATION NO. 6

Amendment to the By-Laws (Regarding Membership Fees)

P R E A M B L E

1. The By-Laws for the Clearbrook Condominium Association No. 6 (hereafter, the "Association"), and as thereafter amended (collectively, the "By-Laws") were originally recorded in the Middlesex County Clerk's Office on October 28, 1975 as Exhibit "E" to the Association's Master Deed. The Master Deed was simultaneously recorded in the Middlesex County Clerk's Office in Deed Book 2910 at Page 230.

2. The Association's Board of Directors (hereinafter, the "Board") has recommended an amendment to the By-Laws to provide that the Board may collect a one-time, non-refundable membership fee at closing from each prospective purchaser as a condition of becoming a member of the Association, with such funds to be used by the Association at the discretion of the Board for any lawful purpose.

3. The Board has further recommended that all prior amendments to the Association's By-Laws and Master Deed regarding capital contributions be invalidated in their entirety, and be of no further legal force or effect upon approval and recordation of this Amendment.

4. Pursuant to Article VII of the By-Laws this Amendment has been approved by an affirmative vote of seventy-five percent (75%) percent of the votes entitled to be cast (one vote per unit) in person at a duly convened meeting of the Association.

NOW, THEREFORE, BE IT RESOLVED, this 15th day of May, 2006, as follows:

A. Article VI of the By-Laws shall be modified to include a new Section 7 to be read as follows:

SECTION 7. *Membership Fees.* The Board shall impose upon a Unit Owner, upon acquisition of title to a Unit, a non-refundable fee for membership in the Association in the amount of One Thousand (\$1,000.00) Dollars ("Membership Fee"). The amount of the Membership Fee may be increased by the Board after the effective date of this Amendment, subject to the Board's sole, reasonable discretion. The Association may use the Membership Fee for any lawful purpose that benefits the Association and its members.