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*Clearbrook Lancaster U. Haze
Condominium Association No. 10*

~~CLEARBROOK LANCASTER CONDOMINI
UM ASSOCIATION No. 10~~

Index DEED BOOK

Book 05651 Page 0451

No. Pages 0004

Instrument DEED W/O ABSTRA

Date : 4/05/2006

Time : 10:36:24

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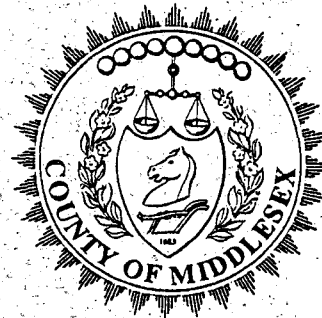
INST# DE 2006 006519

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STATE OF NEW JERSEY
MIDDLESEX COUNTY CLERK

ELAINE FLYNN
COUNTY CLERK



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MIDDLESEX COUNTY CLERK

2006 APR -5 AM 10:41

Prepared by:


Charlotte A. Beeton, Esq.

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OF PAGES _____

**CLEARBROOK LANCASTER VILLAGE
CONDOMINIUM ASSOCIATION NO. 10**

**Amendment to the By-Laws
(Regarding Membership Fees)**

PREAMBLE

1. The By-Laws for the Clearbrook Lancaster Village Condominium Association No. 10 (hereafter, the "Association"), and as thereafter amended (collectively, the "By-Laws") were originally recorded in the Middlesex County Clerk's Office on April 20, 1979, in Deed Book 3085 at Page 339 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 3085 at Page 316.

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, as amended, 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 or by written proxy at a duly convened meeting of the Association.

NOW, THEREFORE, BE IT RESOLVED, this 27th day of March, 2006, as follows:

A. Article VI of the By-Laws shall be modified to include a new Section 6 to be read as follows:

SECTION 6. *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 an amount to be determined by the Board, but not less than One Thousand (\$1,000.00) Dollars ("Membership Fee"). The Association may use the Membership Fee for any lawful purpose.

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Payment of the Membership Fee shall be a condition precedent to the exercise of the rights of membership in the Association upon the transfer of title to a Unit, provided, however, that the failure to pay the Membership Fee shall not relieve a buyer of a Unit from the obligation to pay all regular and special common expense assessments. Any unpaid Membership Fee shall be deemed a lien on the Unit in the same manner as unpaid any common expenses attributable to such Unit. The Board may, in its sole discretion, reduce the amount of, or may eliminate the requirement for, a Membership Fee at any time after the effective date of this Amendment by resolution, which resolution shall be reviewed and approved by the Board at a duly convened meeting of the Board to which all Unit Owners shall be invited to attend. In no event, will the Association be obligated to refund Membership Fees previously paid as a result of the Board having, on one or more occasions, reduced or otherwise eliminated the requirement that Membership Fee be paid. If the Board reduces or eliminates the Membership Fee, the Board may, by resolution, reinstate it in an amount equal to not more than the maximum permitted by this paragraph.

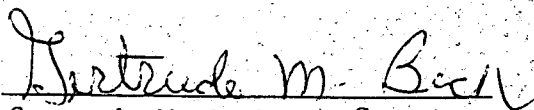
B. The following previously adopted and recorded Amendments to the Association's Master Deed and By-Laws regarding capital contributions shall be invalidated in their entirety and be of no further legal force or effect upon the adoption and recordation of this Amendment:

- i) Amendment dated July 25, 1988 and recorded on August 30, 1988 in the office of the Middlesex County Clerk in Deed Book 3726 at Page 456; and
- ii) Amendment dated May 22, 1995 and recorded on May 17, 1996 in the office of the Middlesex County Clerk in Deed Book 4324 at Page 348.

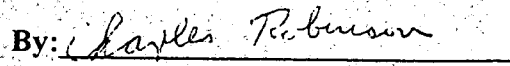
C. Except as expressly set forth in this Amendment (and as previously properly amended), the By-Laws of the Clearbrook Lancaster Village Condominium Association No. 10 will not be otherwise deemed modified.

D. This Amendment to the By-Laws will be effective immediately upon its recordation in the Middlesex County Clerk's Office. The Attorney for the Association is authorized to record this Amendment with the Middlesex County Clerk's Office immediately following the adoption of same.

ATTEST:


Gertrude M. Beck, Secretary

**CLEARBROOK LANCASTER
VILLAGE CONDOMINIUM
ASSOCIATION NO. 10**

By: 
Charles Robinson, President

STATE OF NEW JERSEY)

) SS.:

COUNTY OF MIDDLESEX)

I CERTIFY that on March 26, 2006, Gertrude Beck personally came before me, and this person acknowledged under oath, to my satisfaction, that:

- (a) this person is the Secretary of the *Clearbrook Lancaster Village Condominium Association No. 10*, the corporation named in this document;
- (b) this person is the attesting witness to the signing of this document by the proper corporate officer who is **Charles Robinson**, the President of the corporation;
- (c) this document was signed and delivered by the corporation as its voluntary act duly authorized by a proper resolution of its Board of Directors;
- (d) this person knows the proper seal of the corporation which was affixed to this document;
- (e) this person signed this proof to attest to the truth of these facts;
- (f) notice of this amendment was properly sent to the unit owners of the Association in accordance with the provisions of the By-Laws of the Association; and
- (g) this amendment was approved in accordance with the provisions of the By-Laws (as previously properly amended) at a meeting of the Association duly held on the 27th day of March, 2006, at 7:30 P.M. at Clearbrook Clubhouse, Monroe Township, New Jersey, held for the purposes set forth in this document and in the notice sent to the membership.

Gertrude M. Beck
Gertrude M. Beck, Secretary

Signed and sworn to before me on the 31
day of March, 2006.

Daisy Henderson

RECORD & RETURN:

Charlotte A. Beeton, Esq.
Ramsey Berman, P.C.
P. O. Box 2249
Morristown, New Jersey 07962-2249
#188742.v1 - CLEARBR-002

DAISY HENDERSON
NOTARY PUBLIC STATE OF NEW JERSEY
MY COMMISSION EXPIRES OCT 17, 2010