

**RAMSEY
BERMAN, P.C.**
ATTORNEYS AT LAW

May 26, 2006

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¹ Certified Civil
Trial Attorney
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Clearbrook Gladstone Village
Condominium Association No. 7
c/o Virginia Pulisciano, President
237A Vernon Road
Monroe Township, NJ 08831

Re: Clearbrook Gladstone Village Condominium Association No. 7

Dear Ms Pulisciano:

Enclosed please find copies of the following which have been recorded with the Middlesex County Clerk:

1. Amendment to the By-Laws regarding Amendment Approval Process, recorded on May 11, 2006 in Book 05665, Page 0860, et seq.; and
2. Amendment to the By-Laws regarding Membership Fees, recorded on May 11, 2006 in Book 05665, Page 0864, et seq.

Should you have any questions, please do not hesitate to contact me.

Very truly yours,

Charlotte A. Beeton/nao

Charlotte A. Beeton

CAB/nao

Enclosures

#195160.v2 - CLEARBR-038

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Index DEED BOOK

Book 05665 Page 0860

No. Pages 0004

Instrument DEED W/O ABSTRA

Date : 5/11/2006

Time : 10:38:34

Control # 200605110309

INST# DE 2006 008591

CLEARBROOK GLADSTONE VILLAGE C
ONDOMINIUM ASSOCIATI ON NO.7

Employee ID CHARMC

RECORDING	\$	45.00
DARM	\$	9.00
NJPRPA	\$	6.00
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	\$.00
	\$.00
	\$.00
	\$.00
	\$.00
	\$.00
Total:	\$	60.00

STATE OF NEW JERSEY
MIDDLESEX COUNTY CLERK

ELAINE FLYNN
COUNTY CLERK



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2006 MAY 11 AM 10:51

BOOK # _____ Prepared by: 

PAGE # _____

Charlotte A. Beeton, Esq.

OF PAGES _____

**CLEARBROOK GLADSTONE VILLAGE
CONDOMINIUM ASSOCIATION NO. 7**

**Amendment to the By-Laws
(Regarding Amendment Approval Process)**

P R E A M B L E

1. The By-Laws for the Clearbrook Gladstone Village Condominium Association No. 7 (hereafter, the "Association"), and as thereafter amended (collectively, the "By-Laws") were originally recorded in the Middlesex County Clerk's Office on December 30, 1976 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 2962 at Page 141.

2. The Association's Board of Directors (hereinafter, the "Board") has recommended an ~~amendment to the By-Laws to decrease the percentage of votes required to approve an amendment to the By-Laws from seventy-five (75%) percent to fifty-one (51%) percent of the votes entitled to be cast.~~ Further, the amendment will clarify that unit owners are permitted to vote for an amendment to the By-Laws in person or by written proxy ballot.

3. Pursuant to Article VII of the By-Laws, as amended, this Amendment has been approved by an affirmative vote of seventy-five (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 10th day of April, 2006, as follows:

A. Article VII of the By-Laws shall be omitted and replaced in its entirety by the following provision:

AMENDMENT. These By-Laws may be altered, amended or repealed at any meeting of the Condominium Association duly constituted for such purpose, a quorum being present, by an affirmative vote of fifty-one (51) percent of the votes entitled to be cast in person or by written proxy ballot.

B. Except as expressly set forth in this Amendment (and as previously properly amended), the By-Laws of the Clearbrook Gladstone Village Condominium Association No. 7 will not be otherwise deemed modified.

B05665PG861

C. 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:

**CLEARBROOK GLADSTONE
VILLAGE CONDOMINIUM
ASSOCIATION NO. 7**

Mary Bennett, Secretary
Mary Bennett, Secretary

By: *Virginia Pulisciano*
Virginia Pulisciano, President

805665P6862

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

I CERTIFY that on April 29, 2006, Mary Bennett personally came before me, and this person acknowledged under oath, to my satisfaction, that:

- (a) this person is the Secretary of the *Clearbrook Gladstone Village Condominium Association No. 7*, 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 **Virginia Pulisciano**, 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 10th day of April, 2006, at 7:30 P.M. in Lounge B, Clearbrook Clubhouse, Monroe Township, New Jersey, held for the purposes set forth in this document and in the notice sent to the membership.

Mary Bennett, Secretary
Mary Bennett, Secretary

Signed and sworn to before me on the 29
day of April, 2006.

Isabel A. Loudon

Isabel A. Loudon
Notary Public of New Jersey
My Commission Expires June 23, 2009

RECORD & RETURN:

Charlotte A. Beeton, Esq.
Ramsey Berman, P.C.
P. O. Box 2249
Morristown, New Jersey 07962-2249
#192454v2 - CLEARBR-038

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Book 05665 Page 0864
No. Pages 0005
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INST# DE 2006 008592
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CLEARBROOK GLADSTONE VILLAGE e
CONDOMINIUM ASSOCIATION NO. 7
Condominium

RECORDING	\$	50.00
DARM	\$	12.00
NJPRPA	\$	8.00
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	\$.00
	\$.00
	\$.00
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	\$.00
Total:	\$	70.00

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ELAINE FLYNN
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Prepared by



Charlotte A. Beeton, Esq.

2006 MAY 11 AM 10:51

BOOK #
PAGE #
**CLEARBROOK GLADSTONE VILLAGE
CONDOMINIUM ASSOCIATION NO. 7**

OF PAGES

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

P R E A M B L E

1. The By-Laws for the Clearbrook Gladstone Village Condominium Association No. 7 (hereafter, the "Association"), and as thereafter amended (collectively, the "By-Laws") were originally recorded in the Middlesex County Clerk's Office on December 30, 1976 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 2962 at Page 141.

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 10th day of April, 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 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.

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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 any unpaid 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 the Membership Fee be paid. If the Board reduces or eliminates the Membership Fee, the Board may, by resolution, reinstate it in an amount to be determined by the Board, subject to the Board's sole, reasonable discretion.

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 to By-Laws dated May 14, 1979 and recorded in the office of the Middlesex County Clerk in Deed Book 3134 at Page 851 on March 11, 1980;
- ii) Addendum to Master Deed and By-Laws dated June 13, 1988 and recorded in the office of the Middlesex County Clerk in Deed Book 3726 at Page 596;
- iii) Addendum to Master Deed and By-Laws dated October 3, 1988 and recorded in the office of the Middlesex County Clerk in Deed Book 3746 at Page 472 on November 23, 1988;
- iv) Addendum to Master Deed and By-Laws dated January 25, 1996 and recorded in the office of the Middlesex County Clerk in Deed Book 4300 at Page 650; and
- v) Addendum to Master Deed and By-Laws dated October 16, 2000 and recorded in the office of the Middlesex County Clerk in Deed Book 4851 at Page 585 on December 6, 2000.

C. Except as expressly set forth in this Amendment (and as previously properly amended), the By-Laws of the Clearbrook Gladstone Village Condominium Association No. 7 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:

**CLEARBROOK GLADSTONE
VILLAGE CONDOMINIUM
ASSOCIATION NO. 7**

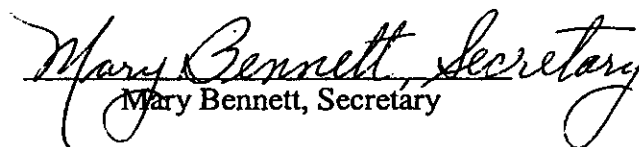
Mary Bennett, Secretary
Mary Bennett, Secretary

By: *Virginia Pulisciano*
Virginia Pulisciano, President

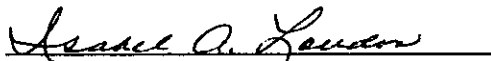
STATE OF NEW JERSEY)
) SS.:
COUNTY OF MIDDLESEX)

I CERTIFY that on April 29, 2006, Mary Bennett personally came before me, and this person acknowledged under oath, to my satisfaction, that:

- (a) this person is the Secretary of the *Clearbrook Gladstone Village Condominium Association No. 7*, 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 **Virginia Pulisciano**, 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 10th day of April, 2006, at 7:30 P.M. in Lounge B, Clearbrook Clubhouse, Monroe Township, New Jersey, held for the purposes set forth in this document and in the notice sent to the membership.


Mary Bennett, Secretary

Signed and sworn to before me on the 29
day of April, 2006.



Isabel A. London
Notary Public of New Jersey
My Commission Expires June 22, 2009

RECORD & RETURN:

Charlotte A. Beeton, Esq.
Ramsey Berman, P.C.
P. O. Box 2249
Morristown, New Jersey 07962-2249

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