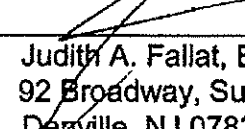


Record & Return to:
Judith A. Fallat, Esq.
92 Broadway, Suite 201
Denville, NJ 07834

Prepared By: 
Judith A. Fallat, Esq.
92 Broadway, Suite 201
Denville, NJ 07834

AMENDMENT TO BY-LAWS

This Amendment to the By-Laws of Overlook Village Condominium Owners' Association, Inc. is made this day of December, 2009, by Overlook Village Condominium Owners' Association, Inc., a non-profit corporation located in Wharton, New Jersey.

WHEREAS, the initial Bylaws of Overlook Village Condominium Owners' Association were attached as Schedule D to the Master Deed, which was recorded in the Morris County Clerk's Office on May 19, 1979 in Deed Book 2445, Page 618 et seq, pursuant to N.J.S.A. 46:8B-1 et. seq.; and

WHEREAS, the Bylaws were amended and restated effective December 5, 1979, and were recorded in Deed Book 2536, Page 295 et seq.; and

WHEREAS, pursuant to By-Laws Article VII the Board of Trustees has the power to amend the By-Laws at any regular meeting of the Board or any meeting called for such purpose provided that no amendment shall take effect without approval of three-fifths (3/5) of the total members of the Board of Trustees; and

WHEREAS, three-fifths (3/5) of the total members of the Board of Trustees have approved certain Amendments to the By-Laws in accordance with the By-Laws.

NOW, THEREFORE, the By-Laws of Overlook Village Condominium Owners' Association, Inc. are hereby amended as follows:

The Bylaws are amended by adding to Article IV, captioned "Members of the Association," a new subsection 14, which shall read as follows:

"Section 14, Membership Fee. Each Unit Owner shall pay to the Association upon acquisition of title of his Unit, a non-refundable and non-transferable membership fee in the amount of three (3) times the monthly common expense assessment then applicable to the Unit. Payment of such membership fee shall be a condition precedent to the exercise of the rights of membership in the Association. 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. Such membership fee may be utilized by the Board of Trustees for any lawful purpose."

②

IN WITNESS WHEREOF, this Amendment to the By-Laws of Overlook Village Condominium Owners' Association, Inc. has been executed on this day of 2009 by and on behalf of Overlook Village Condominium Owners' Association, Inc..

ATTEST:

Virginia K. Perkins
Virginia K. Perkins Secretary ✓

OVERLOOK VILLAGE CONDOMINIUM
OWNERS' ASSOCIATION, INC.

Nancy L. Hess
Nancy L. Hess, President ✓

STATE OF NEW JERSEY)

)ss:

COUNTY OF MORRIS)

MORRIS COUNTY, NEW JERSEY
JDAN BRAMHALL, COUNTY CLERK
AMND-DR BOOK 21272 PG 0004
RECORDED 04/21/2009 09:07:57
FILE NUMBER 2009027902
RCPT #: 382883; RECD BY: ansela
RECORDING FEES 40.00
MARGINAL NOTATION CD 0.00 ST 0.00

BE IT REMEMBERED that on this day of , 2009 before me the subscriber, a n Attorney at Law of New Jersey, personally appeared and , President and Secretary, respectively, of Overlook Village Condominium Owners' Association, a New Jersey non-profit corporation, who, I am satisfied, are the persons named in and who executed the within Instrument, in accordance with the Association Documents, and thereupon they acknowledged that they signed, sealed and delivered the same as the act and deed of the Corporation for the uses and purposes therein expressed.

DONNA L. WILNER
NOTARY PUBLIC OF NEW JERSEY
Commission Expires 1/10/2011

Donna L. Wilner
A Notary Public of the State of New Jersey

