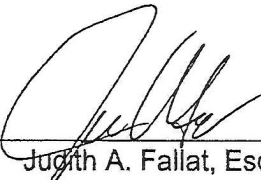


Record & Return to:  
Judith A. Fallat, Esq.  
92 Broadway, Suite 201  
Denville, NJ 07834

Prepared By:

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

**FIFTEENTH AMENDMENT TO BY-LAWS**  
**OF OVERLOOK VILLAGE CONDOMINIUM ASSOCIATION, INC.**

This Fifteenth Amendment to the By-Laws of Overlook Village Condominium Owners' Association, Inc. is made this 20 day of Jan., 2015, by Overlook Village Condominium Owners' Association, Inc., a non-profit corporation located in Wharton, New Jersey.

**WITNESSETH**

**WHEREAS**, the initial Bylaws of Overlook Village Condominium Owners' Association are 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**, the original ByLaws have been amended from time to time pursuant to Article VII by vote of three-fifths (3/5) of the members of the Board of Trustees at a regular or special meeting of the Board; and

**WHEREAS**, the Board of Trustees has voted in sufficient number to further amend the By-Laws as provided herein;

**NOW, THEREFORE**, the By-Laws of the Association are hereby amended as follows:

1. Article III, Section 1 is amended to add the following:

Any Trustee who is absent from three (3) Board of Trustee meetings in one calendar year without good cause, as determined in the sole discretion of a majority of the remaining Trustees, shall be automatically disqualified as a Trustee, resulting in a vacancy of that seat on the Board.

2. Article III, Section 6 is deleted and replaced with the following:

Any trusteeship not filled at the annual meeting and any vacancy,

however caused, occurring in the Board may be filled by the affirmative vote of a majority of the remaining Trustees even though less than a quorum of the Board, or by a sole remaining Trustee. A Trustee so elected by the Board shall hold office until the next succeeding annual meeting and until a successor is elected and qualified.

When one or more Trustees shall resign from the Board effective at a future date, a majority of the Trustees then in office, including those who have so resigned, may fill the vacancy or vacancies, the vote thereon to take effect when the resignation or resignations become effective.

IN WITNESS WHEREOF, this Amendment to the By-Laws of Overlook Village Condominium Owners' Association, Inc. has been executed on this 10 day of January, 2015 by and on behalf of Overlook Village Condominium Owners' Association, Inc..

ATTEST:

OVERLOOK VILLAGE CONDOMINIUM  
OWNERS' ASSOCIATION, INC.

Tami Mehesy  
TAMI MEHESY, Secretary

Nancy L. Hess  
Nancy L. Hess, President

STATE OF NEW JERSEY)

) ss:

COUNTY OF MORRIS )

BE IT REMEMBERED that on this 10 day of JAN, 2015 before me the subscriber, a Notary Public of New Jersey, personally appeared Nancy Hess and Tami Mehesy, 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 WILNER  
A Notary Public of New Jersey  
My Commission Expires JANUARY 10, 2016

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