



<p>SUSSEX COUNTY RECORDING COVER PAGE Honorable Jeffrey M. Parrott Sussex County Clerk</p>  <p>This cover page is required to be part of any document affecting land title being recorded in Sussex County, New Jersey. It is part of the recorded instrument and permanent record and should not be detached from the original document.</p>	<p><i>Official Use Only – Barcode</i></p>  <p>20181127010242010 1/4 11/27/2018 11:58:01 AM D AMEND Bk: 3499 Pg: 820 Jeffrey M. Parrott, County Clerk Sussex County, NJ</p>
<p>Record & Return To: Caroline Record, Esq. Hill Wallack LLP 240 Cedar Knolls Road, Ste. 209 Cedar Knolls, NJ 07927</p>	<p><i>Official Use Only – Realty Transfer Fee</i></p>

<p>Date of Document: November 2, 2018</p>	<p>Type of Document: Amendment to By-Laws</p>
<p>First Party Name: Rolling Hills Condominium Association, Inc.</p>	<p>Second Party Name:</p>
<p>Additional Parties To Be Indexed:</p>	

PROPERTY INFORMATION (MANDATORY FOR DEEDS)	
Block:	Lot:
Municipality:	
Consideration:	
Mailing Address of Grantee:	

THIS SECTION PERTAINS TO ASSIGNMENTS, RELEASES, SATISFACTIONS, DISCHARGES, ETC. WHICH REQUIRE YOU PROVIDE THE ORIGINAL INSTRUMENT'S BOOK & PAGE RECORDING INFORMATION.	
Original Book:	Original Page:

SUSSEX COUNTY RECORDING COVER PAGE

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Prepared by:


Caroline Record, Esq.

ROLLING HILLS CONDOMINIUM ASSOCIATION, INC.
(the "Association")

AMENDMENT TO THE BYLAWS
(Regarding Fines)

P R E A M B L E

A. The Master Deed and Declaration of Restrictive and Protective Covenants for Rolling Hills Condominium Association, Inc., dated December 15, 1982 was originally recorded in the Office of the Sussex County Clerk on May 3, 1983 in Deed Book 1114, Page 109, *et seq.*, and was re-recorded on December 20, 1983 in Deed Book 1155 at Page 201 (collectively, the "**Master Deed**").

B. The By-Laws of Rolling Hills Condominium Association, Inc. (the "**By-Laws**") were recorded as Exhibit C to the Master Deed. The Master Deed and By-Laws concern the condominium development commonly known as Rolling Hills (the "**Community**").

C. On July 31, 2017, the Planned Residential Real Estate Development Full Disclosure Act ("**PREDFA**") laws concerning New Jersey community association bylaws were amended by S-2492/A-4091 (sometimes referred to as the "Radburn Bill"). The Radburn Bill permits the Board of Trustees (the "**Board**") of the Association to propose amendments to the Association's Bylaws subject to the right of the members to reject such amendments, as outlined below. The Board desires to amend the Bylaws, regarding the imposition of fines, as described below.

D. This Amendment to the By-Laws was duly introduced and was thereafter approved by the Board at an open meeting of the Board at which a quorum was present. Notice of this amendment was sent to the members and included a ballot permitting the Members to reject the proposed amendment. Rejection of this amendment required the votes of at least ten percent (10%) of the members within thirty (30) days following mailing of the notice, in which event the amendment would have been deemed defeated. Ten percent (10%) of the Members did not reject this amendment within this thirty (30) day period. Therefore, this amendment has been approved by the Board and not rejected by the Members.

E. Except as expressly provided herein, the By-Laws are not otherwise amended and shall remain in full force and effect.

NOW, THEREFORE, BE IT RESOLVED on or as of this 5th day of October, 2018, that Article V, Section 10(R) be and is hereby created as follows:

(R) The Board shall have the power to levy fines against any Unit Owner(s) for violation(s) of any Rule or Regulation of the Association or for any covenants or restrictions contained in the Master Deed or By-Laws in accordance with the schedule of fines or in an amount determined by the Board. Each day a violation continues after notice (for other than failure to pay an assessment or charge), it shall be considered a separate violation. Collection of the fines may be enforced against any Unit Owner(s) involved as if the fine were a Common Expense owed by the particular Unit Owner(s). Despite the foregoing, and before any fine is imposed by the Board, the Unit Owner involved shall be given at least ten (10) days prior written notice, and afforded an opportunity to be heard, with or without counsel, with respect to the violation(s) asserted.


Notice and Recording.

1. This Amendment will be effective as of the date it is recorded in the Sussex County Clerk's Office. A copy of this Amendment must be included or summarized in any new owner informational booklets or similar printed material.


2. The Sussex County Clerk is authorized, requested, and directed to note, in the margin (and/or such other appropriate place) on the Master Deed and By-Laws reference to this Amendment (and to any other amendment or resolution which has been adopted in accordance with the terms of the Governing Documents).

ATTEST:

ROLLING HILLS CONDOMINIUM
ASSOCIATION, INC.



BRIAN BRASTED, Secretary



Vernon K. Miller Jr., President
Vernon K. Miller Jr.

STATE OF NEW JERSEY }
 }
 } SS.:
COUNTY OF SUSSEX }

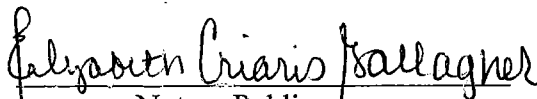
I CERTIFY that on Nov 2, 2018, Brian Brausted personally came before me, and this person acknowledged under oath, to my satisfaction, that:

- (a) this person is the Secretary of Rolling Hills Condominium Association, Inc. 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 Vernon K Miller Jr., 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 Trustees;
- (d) this person signed this proof to attest to the truth of these facts; and
- (e) notice of this Amendment was properly sent to the Unit Owners of the Association in accordance with the requirements of law.
- (f) this Amendment was approved by the Board and not rejected by at least 10% of the Members within 30 days of a notice sent to all Members advising the Members of their right to reject this Amendment.

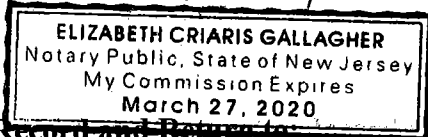


BRIAN BRAUSTED, Secretary

Signed and sworn to before me on
the 2nd day of November, 2018.



Notary Public



~~Record and Return to:~~
Caroline Record, Esq.
Hill Wallack LLP
240 Cedar Knolls Road, Suite 209
Cedar Knolls, NJ 07927

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11-27-18
D AMEND
NUMBER OF PAGES : 4
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