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 10/09/2014 02:12:17 PM D AMEND
 Bk: 3345 Pg: 978
 Jeffrey M. Parrott, County Clerk
 Sussex County, NJ

LAW OFFICES OF ARNOLD J. CALABRESE
 A Professional Corporation
 25B Hanover Road, Suite 120
 Florham Park, New Jersey 07932

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**AMENDMENT TO MASTER DEED FOR
 ROLLING HILLS CONDOMINIUM ASSOCIATION, INC.**

This Amendment to the Master Deed of **ROLLING HILLS CONDOMINIUM ASSOCIATION, INC.**, is made this 14th day of July, 2014, by **ROLLING HILLS CONDOMINIUM ASSOCIATION, INC.**, a non-profit corporation located in the Township of Andover, County of Sussex, and State of New Jersey.

WHEREAS, by the Master Deed and Declaration of Restrictive and Protective Covenants dated December 15, 1982 and recorded May 31, 1983, in the Office of Sussex County Clerk in Deed Book 1114, Page 109, et seq.; said Master Deed was re-recorded on December 20, 1983, in Deed Book 1155, Page 201, and as amended, the condominium has been established upon certain lands in the Township of Andover, County of Sussex and State of New Jersey, all pursuant to N.J.S.A. 46:8B-1, et seq.; and

WHEREAS, Section 46:8B-13d of the Condominium Act of New Jersey provides that the By-Laws of an Association may provide a method for the "enforcement of reasonable administrative rules and regulations relating to the operation, use, maintenance and enjoyment of the Units and of the common elements including limited common elements"; and

WHEREAS, the Governing Documents empower the Board with all duties necessary for the proper conduct and administration of the affairs of the Association and the operation and maintenance of the Development and to do or cause to be done all such lawful acts and things as are not by law, or by the Governing Documents, directed or required to be done or exercised by members of the Association or Unit Owners, or by others; and

WHEREAS, the Association on November 11, 2013 adopted an Amendment to Article VI, Section 4 of its By-Laws and filed the Amendment with the Sussex County Clerk's Office, in Book 3325, Page 342, which reduced the number of affirmative votes required to declare a common element obsolete from ninety percent (90%) to fifty-one percent (51%) "... of those members in good standing and entitled to vote and who vote in person or by proxy at a special meeting for such purpose is obtained. . ."; and

WHEREAS, the Board of Trustees believes it is in the best interest of the Membership, thereby promoting the health, safety and welfare of the Membership and guests, declare the "cabana" pool as obsolete pursuant to the By-Laws, Article VI, Section 4, and take it out of service permanently by filling it in and creating possible usable open space; and

WHEREAS, the "cabana" pool is a common element more specifically depicted and noted as "Pool" in the as-built map of Roy Dedeic and Associates, R-1, dated March 22, 1986 and the cabana pool has been determined by the Association's engineer to be a potential safety concern thereby necessitating the pool to be de-commissioned and filled in; and

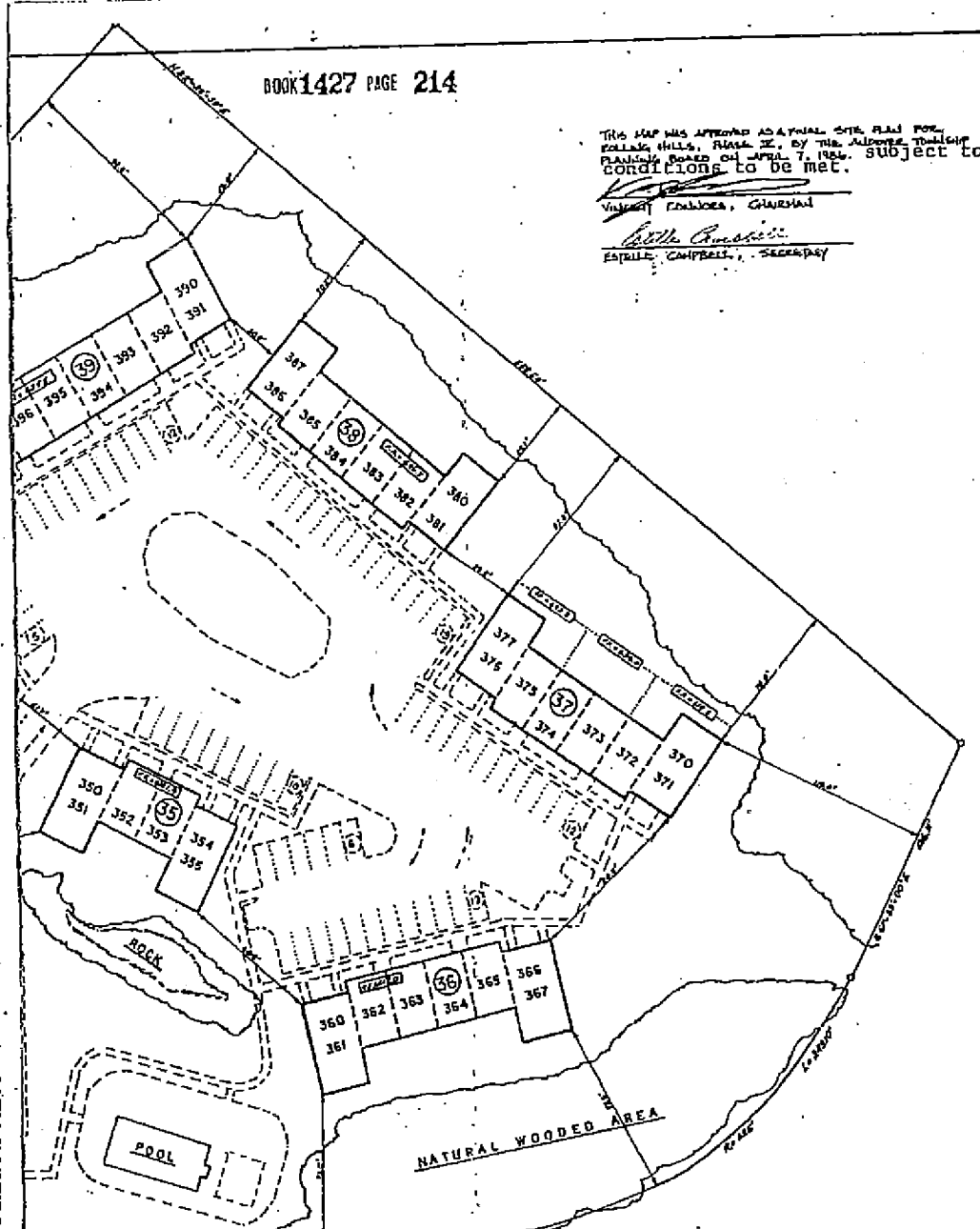
SCHEDULE "A"

BOOK 1427 PAGE 214

THIS MAP HAS APPROVED AS A FINAL SITE PLAN FOR ROLLING HILLS, PHASE IV, BY THE ALBANY TOWNSHIP PLANNING BOARD ON APRIL 7, 1986. SUBJECT TO CONDITIONS TO BE MET.

Vincent Galloza, Chairman

Billie Campbell, Secretary



ROY DEDEIC & ASSOCIATES
 ENGINEERS AND PLANNERS
 1000 Ave. Montclair, NJ 07042
 Phone: (201) 746-8847

Roy DeDeic
 ROY DEDEIC P.E.
 N.J. LIC. NO. 28482
 N.E. LIC. NO. 007951



PROJECT:	ROLLING HILLS ASSOCIATES PHASE IV
CLIENT:	JERYL INDUSTRIES
TITLE:	AS-BUILT LOCATION PLAN
SCALE:	1" = 30'-0"
ISSUE DATE:	03-22-86
DRAWN BY:	<i>Ed</i>
CHECKED BY:	

PROJECT NO:	R-6-72
DRAWING NO:	R-1

WHEREAS, the Board of Trustees has obtained the affirmative vote of at least fifty-one per cent (51%) of all votes entitled to be cast at a regular or special meeting of the Membership held on July 14, 2014.

NOW, THEREFORE, the Master Deed of **ROLLING HILLS CONDOMINIUM ASSOCIATION, INC.** is hereby amended as follows:

- 1. One of the Association's pools commonly referred to as the "cabana pool" and as depicted in the As-Built Location Plan of Roy Dedeic & Associates, dated March 22, 1986 (attached hereto as Schedule "A") is hereby determined to be obsolete, may be permanently taken out of service, demolished, filled in and shall be used as simply a part of the general common elements of the Association and not be considered a part of the "...other recreational and community facilities" referenced in the Master Deed, Section B.3(c).

IN WITNESS WHEREOF, this Amendment to the Master Deed of **ROLLING HILLS CONDOMINIUM ASSOCIATION, INC.**, has been executed on this 25 day of August, 2014 by and on behalf of **ROLLING HILLS CONDOMINIUM ASSOCIATION, INC.**

8/25/2014
DATED

Virginia Kolstad
Virginia Kolstad*, President

8/25/2014
DATED

Nicholas Joanow
NICHOLAS JOANOW**, Secretary

STATE OF NEW JERSEY)
COUNTY OF SUSSEX) ss:

BE IT REMEMBERED that on this 25 day of August, 2014, before me the subscriber, ~~an Attorney at Law~~ of Notary Public of the State of New Jersey, personally appeared Virginia Kolstad*, President, and Nicholas Joanow** , Secretary, of "Rolling Hills Condominium Association, Inc.", a New Jersey nonprofit corporation, who, I am satisfied, are the persons named in and who executed the within Instrument, after notice and meeting upon a vote of the Board of Trustees in accordance with Condominium documents, and thereupon they acknowledge that they signed, sealed and delivered the same as the act and deed of the Association for the uses and purposes therein expressed.

*Virginia Kolstad
**Nicholas Joanow

Sworn to and subscribed before me, the date aforesaid.

Joan T. Marks
~~an Attorney at Law~~ or Notary Public
of the State of New Jersey

Joan T. Marks
Notary Public of New Jersey
Commission Expires
7.10.2018