

Prepared By

Alan Y. Lowcher, Esq.
Alan Y. Lowcher, Esq.

AMENDMENT TO BY-LAWS OF THE ROLLING HILLS CONDOMINIUM
ASSOCIATION

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HELEN ACKERMAN
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Whereas, the Rolling Hills Condominium Association, Inc. (hereinafter the "Condominium") was formed for the purposes maintaining and covering the Condominium Complex known as Rolling Hills (hereinafter the "Complex"); and

Whereas, the Association is governed by a Master Deed dated December 15, 1982 and recorded May 31, 1983 in the Office of the Clerk of Sussex County in Deed Book 1114, Page 109; said Master Deed was re-recorded dated December 20, 1983 in Deed Book 1155, Page 201; and the First Amendment to Master Deed dated February 15, 1985 and recorded February 15, 1985 in the Office of the Clerk of Sussex County in Deed Book 1240, Page 243; and the Second Amendment thereto dated January 23, 1987 and recorded January 23, 1987 in the Office of the Clerk of Sussex County in Deed Book 1427, Page 202. Rolling Hills Condominium Association was established upon certain lands located 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, this instrument is intended to amend the By-Laws of the Association; and

Whereas, the Association has been adversely affected by its inability to obtain a sufficient quorum at meetings of the members; and

Whereas, it is in the best interest of the Association to amend the By-Laws to provide for lower quorum requirements; and

Whereas, of the condominium membership has voted to adopt amendments to the By-Laws to provide for lower quorum requirements; and

Now, Therefore, the Association hereby adopts and places into effect the following amendment;

Resolved, that Article XI of the By-Laws of the Association be and is hereby amended to establish and provide that a quorum shall be the presence in person or by proxy of members representing twenty percent (20%) of the total number of votes in the Association; and

Resolved, that Article XI of the By-Laws be and is hereby amended to establish and provide that the By-Laws may be amended by the affirmative vote of at least fifty-one percent (51%) of the members in good standing and entitled to vote and who vote in person or by proxy at a meeting where a quorum is established; and

Resolved, that Article III of the By-Laws be and is hereby immediately amended to establish and provide that a quorum at any annual or special meeting, except as set forth in Article XI shall be the presence or by proxy of members representing ten percent (10%) of the total number of votes in the Association; and


Resolved, that Article III of the By-Laws (the section entitled "MEETING OF MEMBERS: VOTING") is hereby immediately amended to provide that all decisions of the members, except as otherwise stated in section 11 of Article III, shall require for passage the affirmative vote of at least fifty-one percent (51%) of those members in good standing and entitled to vote and who vote in person or by proxy at meeting where a quorum is established; and

Resolved, that the foregoing resolutions be and are hereby rendered effective immediately upon filing with the Sussex County Clerk.

D-2001-178


In Witness Whereof, the Board of Trustees of the Association has duly approved the above resolutions and has authorized the recordation thereof.

Adopted at a regular meeting of the Board of Trustees held on the 11th day of April 1997.



David Shuch, President

ATTEST:



Deborah Smith, Secretary

STATE OF NEW JERSEY:

:SS:

COUNTY OF SUSSEX:

I CERTIFY that on April 11, 1994, personally came before me and this person acknowledged under oath, to my satisfaction, that:

DEBORAH SMITH

(a) this person is the secretary of Rolling Hills, the corporation named in the attached document;

(b) this person is the attesting witness to signed of this document by the proper corporate officer who is the president of the Rolling Hills 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; and

(e) this person signed this proof to attest to the trust of the facts.

Signed and sworn to before me on April 11, 1994

Deborah Smith
Deborah Smith, Secretary

Subscribed and Signed to
before me on this 11th
day of April 1994.

Alan Y. Lowcher
Alan Y. Lowcher, Esq.
An Attorney at Law
of the State of New Jersey

R+R
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Washington NJ 07882

HELEN B. ACKERMAN
SUSSEX COUNTY CLERK
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