

Morris County Recording Cover Sheet



**Honorable Ann F. Grossi, Esq.
Morris County Clerk**

Official Use Only - Realty Transfer Fee

Official Use Only - Barcode

Date of Document:
July 31, 2020

Type of Document:
Third Amendment, Modification, and Restatement of
Declaration of Covenants and Restrictions

First Party Name:
Watersedge at Parsippany, LLC

Second Party Name:

Additional Parties:

THE FOLLOWING SECTION IS REQUIRED FOR DEEDS ONLY

Block:

Lot:

Municipality:

Consideration:

Mailing Address of Grantee:

**THE FOLLOWING SECTION IS FOR ORIGINAL MORTGAGE BOOK & PAGE INFORMATION FOR AN
ASSIGNMENT, RELEASE, OR SATISFACTION OF A MORTGAGE OR AN AGREEMENT RESPECTING A MORTGAGE**

Original Book:

Original Page:

THIRD AMENDMENT, MODIFICATION, AND RESTATEMENT OF

DECLARATIONS OF COVENANTS AND RESTRICTIONS

FOR

WATERSEdge AT PARSIPPANY, L.L.C.

Located in the Township of Parsippany-Troy Hills
Morris County, New Jersey

DATED: July 31, 2020

Prepared by:



Anthony Colasanti,
Executive Vice President

Record and Return to:
Watersedge at Parsippany, LLC
ATTN: Anthony Colasanti
c/o A&M Consulting, LLC
10 Gordon Drive - Suite 101B
Totowa, New Jersey 07512

**THIRD AMENDED MODIFICATION AND RESTATEMENT OF
DECLARATIONS OF COVENANTS AND RESTRICTIONS
WATERSEdge AT PARSIPPANY, LLC**

WHEREAS Watersedge at Parsippany, LLC executed a certain Declaration of Covenants and Restrictions dated January 8, 2018 and recorded September 13, 2018 file number 2018052125 DOR-OR Book 23415 Page 1505; and

WHEREAS Watersedge at Parsippany, LLC executed a First Amended, Modified, and Restated Declaration of Covenants and Restrictions dated August 15, 2018 and recorded September 19, 2018 file number 2018053167 DOR-OR Book 23418 Page 1614; and

WHEREAS, Watersedge at Parsippany, LLC executed a Second Amended, Modified, and Restated Declaration of Covenants and Restrictions dated February 20, 2020 and recorded February 20, 2020, File No. 2020012452; Book and Page 0 23721/1129.

WHEREAS, Watersedge of Parsippany, LLC deems it to be in its best interest to adopt and record this Third Amended Modification and Restatement of Declarations of Covenants and Restrictions.

WHEREAS, The within Third Amended, Modified and Restated of Declaration Covenants and Regulations of Watersedge of Parsippany, LLC amends and modifies only Article X(a)vii.

ARTICLE X RESTRICTIONS

Article X(a)vii General Covenants and Restrictions

No signs (other than those of sponsors) awnings, gas, propane, charcoal or wood burning grills, balcony enclosures, fences, canopies, shutters, satellite dishes or radio or television antennae or aerials shall be erected or installed in or upon any Building, the Common Elements or any part thereof without the prior written consent of the Board. Unit Owners shall not have the right to paint or otherwise decorate or change the appearance of any portion of the exterior of the Building or any parking areas without the prior written consent of the Board. This shall include, but not be limited to installation of storm doors or storm windows. Each Unit Owner is responsible to promptly report to the Board any defect or need of repairs, the responsibility for which is that of the Associations. (the within Restriction does not apply to electric grills)

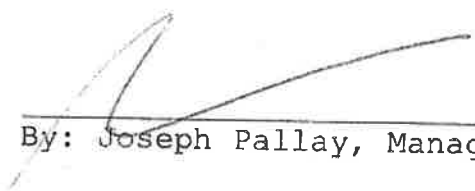
Restatement and Reaffirmation

Except as amended and modified as set forth above, by this Third Amendment, the terms and conditions of the Declaration of Covenants and Restrictions dated January 8, 2018 and modified and amended by the First Amendment, Modification, and Restatement of Declaration of Covenants and Restrictions dated August 15, 2018, and further modified and amended by the Second Amendment, Modification and Restatement of Declaration of Covenants and Restrictions dated February 20, 2020, hereby restated and reaffirmed.

The Sponsor/Developer does amend, modify, clarify, and does hereby reaffirm all terms and conditions as stated herein above of the original filing of the Declaration of Covenants and Restrictions for Watersedge at Parsippany, LLC dated January 8, 2018 and of the First Amendment, Modification, and Restatement of Declaration of Covenants and Restrictions dated August 15, 2018 as stated herein above.

Dated: July 31, 2020

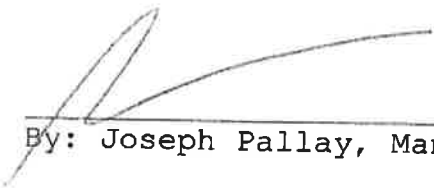
Watersedge at Parsippany, LLC


By: Joseph Pallay, Managing Member

IT WITNESS WHEREOF, the Sponsor has caused this instrument to be executed by its duly authorized Managing Member pursuant to a resolution duly adopted by its Managing Member.

Dated: July 31, 2020

Watersedge at Parsippany, LLC


By: Joseph Pallay, Managing Member

ACKNOWLEDGEMENT

STATE OF NEW JERSEY:

ss:

COUNTY OF PASSAIC:

BE IT REMEMBERED, that on this 31st day of July before me, the subscriber, personally appeared Joseph Pallay, who, being duly sworn on his oath, deposed and made proof to my satisfaction that he is the person named as manager of the limited liability company named in the attached instruments and he acknowledged that he signed and delivered the attached instrument as the duly authorized member of the named limited liability company pursuant to the operating agreement of the named limited liability company.



MICHAEL F. AMBROSE
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires 7/6/2023