

Morris County Recording Cover Sheet

Honorable Ann F. Grossi, Esq.
Morris County Clerk

MORRIS COUNTY, NJ
Ann F. Grossi
AMND-OR BOOK 23884 PG 362
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Date of Document:

2020-09-11

Type of Document:

AMENDMENT TO MASTER DEED

First Party Name:

Spruce Hill Condominium Association

Second Party Name:

Spruce Hill Condominium Association

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:

MORRIS COUNTY RECORDING COVER SHEET

Please do not detach this page from the original document as it contains important recording information and is part of the permanent record.

WARNING: Information contained on the Recording Cover Sheet must exactly match the information within the attached document or the document will be rejected and returned.

Prepared by: Caroline Record

Caroline Record, Esq.

SPRUCE HILL CONDOMINIUM ASSOCIATION, INC.

RESOLUTION PROHIBITING GASOLINE POWERED PORTABLE GENERATORS

P R E A M B L E

A. **WHEREAS**, the Master Deed for the Spruce Hill Condominium Association, Inc. (the "Master Deed") dated April 11, 1985, was recorded on April 12, 1985 in the Morris County Clerk's Office in Deed Book 2783 at Page 546, et seq. (as thereafter amended), and the By-Laws of Spruce Hill Condominium Association, Inc., (the "By-Laws") were recorded as Exhibit "E" to the Master Deed.

B. **WHEREAS**, Article III Section 14, paragraph (g) of the By-Laws states that the Board has the power to adopt written rules and regulations covering the administration, management, operation and use of the real property known as Spruce Hill located in the Town of Boonton, New Jersey (the "Development"), including the Common Elements, and to amend such rules and regulations from time to time.

C. The Governing Documents provide that each owner or occupant of a Unit shall comply with and shall assume ownership or occupancy subject to the provisions of the Governing Documents. Unit Owners, therefore, hold title subject to all provisions of the Governing Documents (including subsequent adopted rules and regulations).

D. In accordance with the Master Deed and Bylaws, and in accordance with the powers granted to the Association through the New Jersey Condominium Act (N.J.S.A. 46:8B-1 et seq.), the Board has determined that it is, therefore necessary and appropriate, and in the best interest of the Unit Owners, to prohibit the use and storage of portable gas powered generators within the Units, Common Elements, and the Community generally.

E. Except as expressly provided herein, the Rules and Regulations previously adopted by the Association and the restrictions, covenants, rules and regulations contained in the Governing Documents shall not be otherwise amended and shall remain in full force and effect.

F. This Resolution was duly introduced and was thereafter adopted at a regular scheduled meeting of the Board, at which a quorum was present, by a majority vote of the members of the Board present and eligible to vote on this matter.

NOW, THEREFORE, BE IT RESOLVED on this 11 day of SEPTEMBER, 2020, that the Board hereby adopts this resolution and the terms and conditions hereof and shall be effective as of the 11 day of SEPTEMBER, 2020.

1. The use and storage of portable gasoline generators and gasoline storage containers within the Community is strictly prohibited.
2. Failure to comply with any of the terms, conditions, or limitations outlined in this Resolution shall subject the Unit Owner to fines and other enforcement provisions and proceedings in accordance with and as set forth in Article III, Section 14(t) of the Bylaws, including but not limited to the right of the Association to remove and store or dispose of any unapproved or noncompliant generator at the cost and expense of the Unit Owner, with such costs being collectible in the same manner as unpaid common expenses. Each day of failure to comply with the terms and conditions of this Resolution may be treated as a separate event, subject to any limits imposed by applicable laws.

NOTICE AND RECORDING. The Association's managing agent is authorized and directed to prepare correspondence, in appropriate form and substance, and thereafter circulate same, along with a copy of this Resolution, to all unit owners. The Morris County Clerk is also authorized, requested, and directed to note, in the margin (and/or such other appropriate place) on the Master Deed reference to this Resolution (and to any other amendment or resolution which has been adopted in accordance with the terms of the condominium documents).

ATTEST:

SPRUCE HILL CONDOMINIUM
ASSOCIATION, INC.


Secretary

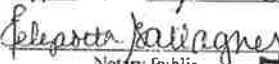
By: 
President

STATE OF NEW JERSEY)
) SS:
COUNTY OF MORRIS)

I certify that on September 11, 2020, Robert Reed personally came before me, and this person acknowledged under oath, to my satisfaction, that:

- (a) this person is the Secretary of **SPRUCE HILL CONDOMINIUM ASSOCIATION, INC.**, a nonprofit corporation of the State of New Jersey, named in this document;
- (b) this person signed this document as attesting witness for the proper corporate officer who is Anne Costa, the President of the corporation;
- (c) this person knows the proper corporate seal of the corporation and the proper corporate seal was affixed;
- (d) this document was signed and delivered by the corporation as its voluntary act and deed by virtue of authority from its Board of Trustees;
- (e) this person signed this acknowledgment to attest to the truth of these facts; and
- (f) this Resolution was duly introduced and was thereafter adopted at a regular scheduled meeting of the Board of Trustees, at which a quorum was present, by a majority vote of the members of the Board of Trustees eligible to vote on this matter.


Secretary

Signed and sworn to before me this
11 day of September, 2020

Notary Public

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

