

MORRIS COUNTY, NEW JERSEY
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Prepared by:

Dolores D'Accardi
Dolores D'Accardi, Gervin Management

Spruce Hill Condominium Association

Amendment to the Master Deed

PREAMBLE

1. The Master Deed for Spruce Hill Condominium Association, Inc., as thereafter amended (the "Master Deed") was recorded in the Morris County Clerk's Office on April 12, 1985, in Deed Book 27937 at Page 646, and the By-Laws of Spruce Hill Condominium Association, Inc., (the "By-Laws") were recorded as Exhibit to the Master Deed.

2. The Board of Trustees (the "Board") of the Association has recommended an amendment to the Master Deed to change the length of any rental agreement from no less than one month to no less than one year.

3. Pursuant to the Master Deed, this Amendment to the Master Deed was approved by at least (51%) percent of all Unit Owners at a duly convened meeting of the Association.

NOW THEREFORE, BE IT RESOLVED, on this 4 day of NOVEMBER, 2015, as follows:

A. Paragraph 10, USE AND OCCUPANCY RESTRICTIONS sub-paragraph (n) shall be deleted in its entirety and replaced as follows:

"No Unit shall be rented by owner thereof, or otherwise utilized for any period less than one year. No owner may lease less than the entire Unit. All leases shall be made in writing and made subject to all provisions of this Master Deed, the By-Laws of the Association and other documents referred to herein including any right of amendment thereof provided further that any failure of the lessee to fully comply with the terms and conditions of such documents shall constitute a default under the lease."

IN WITNESS WHEREOF, the Amendment to the Master Deed at Spruce Hill Condominium Association, Inc., has been executed on this 4th day of November, 2015, by and on behalf of Spruce Hill Condominium Association, Inc.

Robert Reid
Secretary

Robert Reid

James Sweynor
President

James Sweynor

STATE OF NEW JERSEY)
COUNTY OF MORRIS)

BE IT REMEMBERED that on this 4th day of November, 2015, before me as the subscriber, personally appeared JAMES SWBYNOR, and ROBERT REID, President and Secretary, respectively, of Spruce Hill Condominium Association, Inc., a New Jersey non-profit 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 membership 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.

Signed and sworn to before me
on the 4th day of November, 2015.


Elizabeth Ciaris Gallagher

RECORD & RETURN:

Dolores D'Accardi

Gervin Management

1280 Route 46

Parsippany, NJ 07054

ELIZABETH CRIARIS GALLAGHER
Notary Public, State of New Jersey
My Commission Expires
March 27, 2020