BRACH, EIGHLER, ROSENBERG, SHIVER, BERNSTEIN & HAMMER, 1, 22,

COUNSELLORS AT LAW

BY-LAWS

OF

SUNNYFIELD ASSOCIATION, INC. NEW JERSEY NOT FOR PROFIT CORPORATION

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ARTICLE I

Name, Office and Purpos

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shall the By-Laws Jersey "Association" Sec be 0f Hlocati lon Sunnyfield ||ed NAME Q \sim 1 . ഗ The 8 8 AND Association, Bloomf princ PRINCIPAL ipal ie e ld Inc. Avenue office OFF НС (hereinafter Ħ -0f ... West The the Ω 0 0 ladwe Ass b sociat R called n 11 the ion New

de O Th 0 H as which administrat (hereinafter ħ е Д the Q **P**--Ce means (her Section these Proper of D the ina through ion, ВУ "Unit N fte ty Essex -Laws management, H 'n PURPOSE the which Owners") County accordance are "Master appended ... the Register The may maintenance, condominium Deed") with Associat take as the an Newark, to action j.... exhibit be on provisi unit repair recorded 1s with New owner formed 0 and ns regar Jersey, 0 in operation Hh. ő ω ங் the mas t 0 serve to the rt D. H.

State def e t promulgated "Condomini seq. ined The of 0f in 1 New statutes цщ the the and Act" Jersey laws Condominium governed \sim relat and O ⊦ħ pursuant the the ing are ťо Act S Assoc tat ъ t o condominiums ŀ ወ which ia 0 T. Ĥ. 1969 · ----New on the -រទ Ч Ch. 0 H Condomin intended in effect 0 0 257, K (here R ıium . S ď inaf . in Ъe <u>.</u> 4 'n the 6:8B ter to that be the , È

ARTICLE II

Definitions

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i. "General Common Elements" means all appurtenances and facilities and other items set forth in N.J.S.A. 46:8B-3(d) which are not part of the Unit nor are limited common elements.	h. "Grantor" means Shore Three Associates, its successors and assigns.	g. "Condominium Property" or "Property" means the land covered by the Master Deed, and all improvements thereon, including the three buildings consisting of a total of forty (40) apartments, and all easements, rights and appurtenances belonging thereto or intended for the benefit thereof.	f. "Condominium" means the form of ownership of real property under a Master Deed providing for ownership by one or more owners of units of improvements together with an undivided interest in common elements appurtenant to each such unit.	e. "Common Surplus" means the excess of all common receipts over all common expenses.	iii. receipts designated as common by the provisions of the Condominium Act, the Master Deed or the By-Laws.	<pre>ii. funds collected from unit owners as common expenses or otherwise; and</pre>	i. all expenses of administration, maintenance, repair and replacement of the common elements and limited common elements;	<pre>d. "Common Expenses" means expenses for which the unit owners are proportionately liable, including, but not limited to:</pre>	c. "Common Elements" means general common elements and limited common elements, all as hereinafter defined. Common elements do not include a Unit.	b. "By-Laws" means the governing regula- tions adopted pursuant to the Condominium Act for the administration and management of the Condominium property.	a. "Association" shall mean and refer to Sunnyfield Association, Inc., its successors and assigns.
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o. "Owner" shall mean and refer to the record owner, whether one or more persons, firms, associations, corporations, or other legal entities, of the fee simple title to any unit, but, notwithstanding any applicable theory of a mortgage, shall not mean or refer to the mortgagee, unless and until such mortgagee has acquired title pursuant to foreclosure proceed-ings or any proceeding in lieu of foreclosure; nor shall the term "Owner" mean or refer to any lessee or tenant of an Owner. "Majority"
 Unit Owners" me
 51% or more of
 number of votes j. "Inst: means a sa commercia company on governmen⁴ q. "Unit" means property designe use, having a di element or commo public street or or right of way street or way, a undivided intere and in any way 1 thereto in the M thereof. A Unit described in Art k. tho the uni p. "Pers corporat: trust or combinat: may time C D ™ n. owne m. "Master Deed" mea Deed recorded under t Condominium Act, as s may be amended or sup time to time. the units ОК ⊨h • = "Membe r of a Ř Limited Common Elements common elements which se of one or more speci to exclusion of other Un ial or rson" means an i tion, partnershi r other legal er tion thereof. · - ---rt rt itutional holders o avings and loan ass al bank, a savings b br any entity that i tal insured or rela T av j. r = H. D un means a j esigned o g a direct common e common e лe y" or " means of the tes of Ð means nit. чQ ns a part of the ned or intended f direct exit to a umon elements lead or way or to an e ly leading to a pu and includes the rest in the common e master Deed or a nit is more partic Article 4 of the N = me 2 "Majority the holde aggregate the Assoc a a means the Mast r the terms of s such Master supplemented f the an ົບບົ individual hip, associ entity, or ່ດ ພ owner mQ t to a common ts leading to a to an easement to a public des the proportio e common elements as ommon elements as ed or any amendme particularly f the Master Deed s of a first mort association, a s bank, an insura t is approved to elated mortgage 1 leed ders of t cie ifie uni Ξ. 0 means re for 0 e Condo for re H. 'n of ion r† D. from ъđ cer the eed m H. H. ati. ç 'n conveyanc firm lom ninium sident Ц mort iona Iss assi nent Q an h Ð μ. ice ian)an ag D Q rt. D Ы \mathbf{H} ıdle S D ю С -

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ARTICLE IV

Membership-Assessments

such Un Q Me ŝ S ñ ф р cur Ļ. н du record r, b Ч D per ity sha 0 H. ec († ed son ct. for Owner . بر Membe from 9 be or ||the D ... В enti 0ť ownership s h member ιip per MEMBERSH ω tγ fee sha formance who 0 11 ομ ħ 0f ΠP hol the pe undi ... any appur . d S 0 Eve Associ Η'n .vided Un such an τү ĥ. tenan obli ¢, ք ъ int ers ltion ۲ħ e e , t ga e r on ، سز to T nteres ion est ο٢ pr and VO. mere shal ወ цi. 'nt .ded may C⁺ , H j. 1.n († K R not not that any who a s σ be ω any **ب** N S ω

en Ass 0 As Common R C⁺ SO oci less tled ciation NO I ρ 0 Element CT. 0 0 0 Th. ion 1 on to 0f ~ possession lN ... and ρ ່ດ Member -ASSOC as subject such IATED may and to shall be occupancy the MEMBERSH an Rul be Associ μt ۰ D S н 0f Ю . نے and .v⊥ .. . ف any j. t e leged Eve Reg Member Uni Υл Jula t 0 pe rt. († use ion a S Ч 0 S on Ηh ົດ Q the j.... who 0 ŝ tenant Εħ the ₽. S

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σ Un as C⁺ ¥1. Ö Ō ц. ст Б ហ Ð ហ covenant S 0 H٠ Åq Þ \triangleright S Ξ Ø ī × C⁺ Ξ дd D he 00 ā cept S Φ H H Ы ហ roper Da and ທ 0 ed IN CT R. ion an ch in l C e Q D) дŗ († of н R any 0 0 S g Ð Ē ወ D the. S her Q ~ * t o S deed reby рау 부도. ch н. . بر e en D, ds ō ther covenants 9 ť and ed ñ the Ω оr P E. for Ölv Q or for 0 As Q th ~ soci ίΩ. whe Ð S and ц Φ ssme oli the at convey 01 Ch each -سر) Unit nts no Ц 0 ... an Ц Owne Ηħ : owne 0 M Ce no Ģ. \sim ā R 0 be api .بر annua 0f ۲T, Q. deeme Åq $(\top$ S any Ъ P a1 . بىر (†

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prov payab 'P Z E σ ddns as th ssociat D D S P G à ወ TT. D rt. Ξ ິ ເບີ ы. С en lemental Ω D Unit 10 le ы $\overline{}$ ion ed al Q C⁺ . Ô. n \sim Хq ldwe . مېز a t aga Temp on Q Special here S н 5 ſſ the Ū, ñ ā shal IJ lins j___ ъ and Ō. assessment sh ercentage ad 0 0 0 in 1 R unit CT. DU ā ĹΩ 1 'n R فسأ <u>بر</u> asse the contained \supset ወ К ш C⁺ рау ເນ ເນ ίΩ. . بر н ธิยุธ IJ Оņ owner Ð Ω Ó ú. X condominium S rt the S t o sments \mathfrak{P} n 0 ed н 0 promptly D D Ηh ch រ ខ iqui the S New ownership t 0 until 0 smen which condomini R each for annu Φ Jersey ω [rt such Capi prope nodn al 40 Un i supplement ct e Notwi inter D Real um CT. S r† rt. к R 0 a 0 0 ime eceipt tу in uni Ηh. S ths Imp . est smen ſŤ Q and Property he a S († (Ť ЧЧ Q rovement anding S Un in ÷ rt shal the Of eparate ät S QU ----the S au r† tax proportion S Borough 0 U ш Owners thor Ta le any sment Common 0 bil lxes 1Y ĀΛ N oth \mathbf{H} ወ the 'n ۵ Ô, 0 S ดิ Ē. ha Åд ť _ز

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purpose of the meeting.
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rpose, written n
in person or by proxy, at a meeting duly called for this
of two-thirds (2/3) of the votes of the Members who are voting
Directors, provided that any such change shall have the assent
hereof prospectively for any such period by the Board of
maximum and basis of the assessments fixed by Sub-Section C
periods therein specified, the Association may change the
Subject to the limitations of Sub-Section C hereof, and for the
F. Change in Basis and Maximum of Annual Assessments.
assessment except in cases of emergency.
special assessment or a substantial increase in the monthly
will not make any alterations or improvements that will cause a
(c) The Grantor, while in control of the Association,
purposes.
obligation to expend the funds so collected for the stated
stated purposes and the Association shall be under a fiduciary
accumulated in the separate accounts shall only be used for the
general assessments set forth in Sub-Section B. All funds
each special assessment, and not co-mingle these funds with the
shall establish a separate bank account for the depositing of
in an agency capacity in collecting the special assessment and
where a special assessment is levied, the Association shall act
(b) In all instances specified within this Sub-Section E
fixtures and personal property related thereto.
improvement upon the Common Elements, including the necessary
unexpected repair or replacement of a described capital
part, the cost of any construction or reconstruction,
year only, for the purposes of defraying in whole or in

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Brach, Eichler, Rosenberg, Silver, Bernstein & Hammer, P $A_{\rm g}$

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(a)	policies shall the Owners of) Any in	(d)	"employee" or	without compens	defense based	(c)	reserves.	operating expen	equal to at le	(d)	as an obligee;	(a)	shall meet the following	for handling funds of th		-
substantially modified without at least r written notice. urance obtained shall be subject to the	ubstantially modified without at leas written notice. ance obtained shall be subject to the the named insured under any such	ubstantially modified without at leas written notice. ance obtained shall be subject to the	substantially modified without at leas) all shall provide that they may not be	r similar expression.	ensation from any definition of	d on the exclusion of persons who serve) all shall contain waivers of any		penses of the Association including	least 150% of the estimated annual) all shall be written in an amount	; ;) all shall name the Owners Association	ng requirements:	the Association. Such fidelity bonds		

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ial WI payment μ., dt. lγ Lt. en (d) modi 0 Fh not Ŀħ. cover ice premium) ied age ő (includ any may without ling and not cancel a L be ÷ ρ rt. canceled insureds; least lation ⊢--0 for 0r days and substant non pr .بر 0 T

their аr any against ហ ubrogration ц С def ing (e) н enses especti the нч all om Association, Уq based the policies Ve the agent acts on insurer 00 0 in must Ēh, the the employees insurance as conta insure owner ť in any Оŗ 0f ñ, 0r Q waiver and any on († enant invalidity all Unit 'n 0 f claims and, and /or 0f

damage Trustee) approval ហ Ω provide hall arr - اسو θH Ē not in \sim that \sim insur 0 all be μ Hh. .بر .eu r† exer he D H despi policies 0 Associa H Ω the p isable сте cash any right 0Ĥ († W1 S on Ю D property .thout rov $(\uparrow$ (or ť tlement ы С elect any ₽. ons. the insurance -Insur givi pr such ť H. restore 0 H ng ance opt WI the must ion rt. ten

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pa es S H rom 'n H 1 the đ imated for time Unit amount WOr Owne: annual ť king († thereto ime н ທ may Ω ass уd api P fore be future rt. ssmen . ف j___ requ pa TT. payment j...... Hh. μ 0H R Ð has ñ. fut t 0 been 'n ΠĽ supplement D in year appl the ι. event j. ed ц З ស ព្ in incr Ъ that whole securi eased the Оř -(† 0 K Ň. 1n

Deed be 0 Common expenses Ð in exempt Ēħ the († σ he ลิร . Ε Ð 0r Ы use No Common ñ, xpense nodn The aforesa abandonmen excuse and pro 9 B Ы r, enjoyment he lement whi -rata any Ĺ, per c h rt. memb ò centage μ contribu 0 as Ηh member 0ť ĕτ († he the any Ηh or Un н same om rt ion S ы. share 0f + ha Ъ owned Ë. F the SO 1 is S j. 0 Hh. be contribut 0f each ល d Common еt ob1 bу the for μ member • سار Ú. member' member th μ Ħ j..... rt. on lemen D in <u>p</u> toward ő toward 1 0 S he CT. рау Fh S int Mast shall р the shall erest the waiver D Ř

may the Artic μ **C**⁺ as ິດ ha in i r+ S Ð essment be D ssments, the Sect Le BУ det -Laws Ъ ion Ĥ, PT ល 0 ha 1 тi when ÷ -H ned b shall È rt. Ш PAYMENT be levied Уq 0 on 'n be the Ч accordance -ب paid but Åq $O_{\rm F}$ ВО ũ н. the on S н Уq р. ЧЧ 0f 0 0 the Boar IAL Ηh ₹ 1 each μ. K membe: AS th ρ n. 0 S Ω S Ē. membe ESSMENTS († D 0 Dir ñ Ř H $(\uparrow$ S S -ء اسل 0 Q н i n on pr H ď such Р К V0 ω ... H. ided, 0 ល such Spec Ηh . manne ťh pu р. 0 H. Hspec à however ns R. lant н. а С . р t o

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judgment shall be instituted by the Association upon the
waiving the lien securing the same. The action for a money
assessments shall be maintainable without foreclosing or
recover a money judgment for the unpaid Common Expenses and
A suit by the Association against the delinquent member t
attorney's fees.
the reasonable expenses of such action, including costs and
as hereinbefore provided on such sum or sums due, together wit
in addition to the amount due, be entitled to recover interest
and in the event of such foreclosure the Association shall,
Master Deed, in the same manner as real estate mortgages,
The lien aforesaid may be foreclosed as provided in the
highest rate permitted by law.
shall bear interest from the assessment due date at the
All assessments that remain unpaid for over thirty days
Unit.
(c) permitted first mortgages of record upon such
taxes due on said Unit;
(b) assessments, liens and charges for unpaid
prior charges and assessments;
(a) any similar liens by the Association for
liens except:
Official. The aforesaid lien shall be prior to all other
lien with the office of any State, County or Municipal
the necessity for the filing of any such lien or notice of
lien against said Unit in favor of the Association without
to and payable by a member for his Unit shall constitute a
ASSESSMENTS: All Common Expenses and assessments chargeable
Section 5. DEFAULT IN PAYMENT OF COMMON EXPENSES AND

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expi ρτον þ ، سر assessment Φ Це ns 'nt -CT. -R R allmen H٠ sha at ហ Ð ions μ., annual on 11 r, shall wer 0 Fh 0 Ħ a ct ninety n amount the any operative be 0 F option due days due the and and 0 Common after payable the payable any Board Expenses Common ~ Fai ω 0 S Ηh Ē <u>ب</u> lure and ۲ħ U Expense Ē. no R ወ assessments to Ω . **L** 0 nstallment рау Ř S 0 -Ц any г ender when the

ection 6. MAINTENANCE AND REPAIR:

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loc 4 such († ъ R († charg enant he Common ar egardless ø (Ť negligence, 1 . سر expense A ed ed СЦ S ц О inside Elements" ar Al agen j___ all Uni 0f sha maint ст с whether (T members Я misuse 111 Owner g ~ outside en ues be except lance đ S Ś there charge -~ മ ഗ οr shal licensees p 0f ն ц epai neglec Common Ē പ പ Q. the hereinaf be t o H. special Ś such Units made (Ť and бц 0 f Expense ter Un replac Åq servants, Q benefi (unless Un i . بر prov the rt. Owne rt eme Owne ided As đ necessita nt ther r), soc in S ~ R ₽which 1 and whethe .eby ati Ъ Ò μ. the S 0 ž to ted and case Åq σ Ð

deed Uni maintenance n Q S ement **T** Owner ť Howev his to D shall R unit F except ք ออ ົດ tha ť be has any ς† structural responsible ģ been arag garage ወ granted space ť and for which ~ capital then ք a]] perpetual ω ۵ repai Uni S improvement t o CT ц С Owne that and and н G exclus arag 'n í ťh n 4 ด the

port own 0 Ω ۵ Ω R prompt ۵ lпY Ř ar ommon epai CT. CT. in ₽ F 0 p, ion Ч R Β isk, R ne amag ully part ΥŢ 鬥 work \mathbf{k} 0 lemen and A1 S 0 S cost σ any È Ř t 0 Ηh -/or maint n ш the rt n other S S μ. Unit and abilitie οr Ω memb Ω D enanc R au any expense n which members, ful ŝ Φ̈́́́́́ ed part e, S lγ οr σ -Ŕ does COS н per . epa 0 memb Оr Ř shall Ы Ηh ст s <u>н</u>. lach Q 0 par not ЗJ Ō μμ Ц or Ř μ. ŝ S and member any ŝ ing Ъе own comprise expens thereo made rep ing such 0 ŭt lacements shall Ð such Ś 0 promptly Ξħ ma -Ηh. ω belonging incl н. Ъ part IJ **---**be Uni S r, ወ Ξ hud mh. ير ĊŦ. ance Q 0 f ť .iabl j. S H-and 1 u IJ വ ú. such the CT. ۲. and D Ð Þ the Ηh ст whole or \cap μ. R

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団 ທ Уq kept Ηh A11 ther S ba uch loor rt. lement à L \vdash the 0 к опу other eto Sect free Uni wel 0 F Uni -0r rt \vdash caused sha ion ground S н and $\overline{}$ $(\uparrow$. S ера C⁺ Owne: CT. н D Any j. а ц 1 H. clean н μ. σ H. бК H ω floor way) ā S H ወ STA such ល ወ for in created sha 0 0 IRWELLS Ηh and Ηh. Uni such the ល ť 11 debr L_ à C† IS ba be 0r H--Уq .rwel exclus Uni lcony н. have made with Ŋ BALCONIES his j... 1 io **D** and <u>, .</u>, H٠ Ο н neg who чt Ve ₽ access ЪХ Ĥ. 0 S and the balc F rt. pec ligence, sha ወ S AND Φ H H. († 0 Hi any (Limi Ē Auo ע As j. Ω ¢, TERRAC SOC Ö D the ۵ Оr rt. other នប Ч .ted misuse Ò Ŋ н. Ō р ст ch Un wh ter ma Ē <u>н</u>. Common S . O n ហ ----1--b sн rt. ch ... rt 7 ace à n Ö. Owne: 0 r H•• cumula н \mathfrak{P} S н we epa P ທ Þ 0 Ō ha R on 1-1 j.... Q н. ល ā ÷ le н ct. ion j_ 0 ω S 'nd Q ħ б r, Ō

ъđ Jd S $\overline{}$ inc ha 0 to 0 j, \triangleleft ect lud H-اسر ا .de Sec be j. Э on fo 1 ā ion н. Þ Ĥ. the 0 Ēħ ac 0 on 8 the cord As igen socia RESTRICTIONS values j. ance 'n أ سر 1 00 with ⊬•• cupan on 0 Ηh μt the the ope CY 0N Unit 0 fol H USE ·tγ) Ξħ £, j___ Lowing N. he OF sha the Ы UNITS н 11 oper. use provisions be tγ ... res 0 H, and Τn the ťr g <u>н</u>. Ω Hh. .. Ы p, Оr CT. R Ω. Η ወ oper р the ť rt. 0 C⁺ and R

00 H н Hh. F ወ D) rni Ó. cupancy ĽΩ 5 н. 0 1 shing μ. , T ρ σ ወ Ţλ S Of (a 0f 0 Ъ รน Ξħ Ċ \sim Uni 1--the the C+ The No D ŝ p, and ທ Assoc and Common ervices н. wh gar ja ich T+ ag. **ب** د - ا and no lemen P аг shal ທ D spac Ħ incident дC rt S 0 S р; Ц **___** ω lities be ົທ ρ wel nd used par ť \vdash for ρ only the ົດ $\overline{\mathbf{x}}$ i n whi the g use for ch ds Ъ Ř ū and († оþ Ω the he P ě S Y rt. D R H. an Φ p,

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peace whi Owne 団 lements ch H Ηh ЦП н-Ś nor Åq വ possess \sim shall sour Q. Uni \sim No (+Ω Ð μ. Owne any on 0 immor Ηh Оr use ann R pr р 0 \vdash yan оr oper impr pract ñ D F oper 0 D to H. 0 00 0r -Ηh -0 be the whi Ť μ ensi 11 ch Un Ö wed int \triangleleft μ. D сts 0 θr Уq Ř 0 Ř Ηh un D Ř any Ω ommo lawful ъ owne W1 th use the

sha н Common H thereo eg Ω Q Ë É Ē 1 ĺΩ. D Ťh. be $(\uparrow$ 1 Elemen Hshal 0 0 made រាន Ц ίΩ. 0 Ļ 0 TT. Ч Hh 0f be S н Q -P obs any пb È μ nd j. g Ŵ **V**O н Uni al1 emen H 4 ernmen ed (t 4 r† in a L ОĽ Vio 0f rt ۲. ра à Ω. 1-4 any law Ĥ Г Д bod \mathbf{T} rt. ther ល p.... gove 0 14. ~ ns ወ Ν S 0 n 0 0 hav rnme 0 н μ. Ξh pn laws Оŗ Ļ, B pn 0r rt 0 **D L**. Ηh IJΥ j. 01 Þ ω н. an Þ sd Ω K. Ω 0 N 0 ju. ល 0 Ľħ rt. and C⁺ ، سر ц 0 Ъ D . ບັນ ~

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age ЪЛ Associa Ð pa and 5 су н. H hav at such t H on the μ. (d) .ng • port whichev sole <u>ц</u>. No цr ion .بر N expe dic 0 K ct. († sha B ... lse 0 p j__ 0f the щ ۲h have the H Uni 0 0 Ηh Unit the S ha oblig j____ Owners È. be p comp rt. je. Or on the ť ، س еd ma ¥μ. i n $(\dagger$ († 5 μ in ß

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Uni accommodated rt \sim may be rent therein ed por -~ and all ، اسل on no ខ ខ 0 rt stated H μ ansient C⁺ in. $\overline{}$ ot tenant the Ъ ler Mas C⁺ han Ś may (T θг 1 5 De be D D еd Ð. TT. H መ

Dir Uni sha σ ¥i. impr No use Addi that rt. E Hh lot bene he equir þ 0r lement rt. hout member . ts († ector 11 make 0 Hi Boa he oveme , _____ Hh, will NO. ці. t ion The sha по D ed any monthly H. C t io. such ň Ω SU rt al any nts Åq j he μ. sha 0f G оr app cause j___ ß ΥL unit н have цď ant b addit easement Dir impa 'n 9 Ĺγ 11 TOL Gr governmental assessment 0 S make 04 വ R C⁺ ec. an been Or ò F ADDIT spec written ions TT. 1 whi the C⁺ 0r 0 any Ó Ř cause any ú his exis 'IONS initially ₩i سر .بر -Оr Uni і Ц Ð ŋ Ļ, alterati S in ÷ asement 0f Unit an consent ۵Q ст S ts tructural not except ີດ agency ALTERAT Ū, control owned ¢, encroachment essment he The cast \sim sold 0 ons Unit without Ĥ 0r thereto in уq provisi ወ IONS -0f additions any lsewhe 0r λq μ cases purchases Owner(s the the mortgage OR the vot μ ¢, Grantor 0 F upon subs ons he н MODIF 0f Associat Ø 0 S Gr writ the on \sim emergency 0 as tan ant 0 H for the ň alterat ¢, ICATIONS Ъ to this Board .ende TT. rt. he 0 H unt impr Ō <u>بر</u> whos Commo ion, D. . ۵ chang Ы and μ. rope н Н 0 S inc on ju. ovement 0 on Ð Ð will pa such 0 d t S. Ēh. ... ÷, H. n. ወ D Ĥ. н ease . مر ju. Þ ťγ D. Ö rt. ťhe H--0 H 'n. ່ດ 0 Ľħ

0r ves for S **C**⁺ Owner he 1 ĺΩ, 0 (t **---**ibule н Ū ar wa ц. e [M sha eas ect sÅl ñ ion S -F des and 0f ល not ÷, μ. 10 ignated walkways an .rways place K USE ۲, n ~ OF ք . Ω or S 0 H ល stor ha COMMON other The G au 11 age ເນ (1) lobb be ELEMENTS Common L_ used areas Ó j... be D S S D Hh. ۲J vest Ĕ R any .aced lements AND по ۳. .bule furn FAC in purpose ŝ the ILIT P. , T and ur dnd D lobbi H 0 other 3 the \vdash packag ц. С .. H С С hal \geq than than Un e s ţs μ. t

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Ξ g cond person Owne P ins Оŗ AS Ð prov 4 Ð 0 Ω ÷---an naking immed γu ц. О 2 L S le au ommon н S М 0 jig ctr rt la D io. 00 whe а Ц such ommon ، اس Uni D H rt-D. ded t e Se IAT ia Section lat C⁺ ical H ť Op authori Ω ਿੰ inspections Elements ñ H TT. rt I 0 NOI Ð Φ In Hh ₽. tha be en the Own H---ons. ГÍ 0 g i'n wheth ۵ R cas ល lement d t ... made Ω. р; g , t ervices H ወ prov Ω C⁺ ~ R 12 H, zed 0 CD ina Ð н he н alt eques unle he D μ. ٠ S H 0 'n (which ມ. ທ Ы rt. such -Hh, Уq († Z ., ወ ADD the ۵ н . As IGHT ope. 0r ng Ó н ion an rt. Ū. бц at 0 S. 1 S the hi ù H. Ð 00 ITIONS; Unit for H н. in Ъ ք emergency S 'n 0 Ηh 0 do r+ Ηh († 1. 5 j μ. OF ther lterat Or 0 Ŕ ns 0 R a t ime Un Assoc Ъ Ηh r† -1---WĽ Э j. ACCE the Owne: any he S - سۇ entr 0 10t on (T 0 R R ₽. Common H Un ወ **,**+ ALTERAT c† <u>,</u> purpos sha с С t o ons adverse rt. mor pur à SS Ò н jų. м. en н -(T rt. D 0 ion the .. such ĭ ar pa 00 Ē -ب and po and tgage S ab consent È D H. μ. \supset ۲J pr H. H D S Ъ 'IONS È made Ω. \mathfrak{P} H n S K lements Г ω Uni ົດ 0 Ħ thr оr Г improv lve н Ω P K 0f S ight C⁺ Ň Ω C⁺ ocia Ω Ò pr **N** • D onv r, per ea ¢. over an 1 р COL th he OR in has (t Ð he Owner R rt, en jud CT. Ð Ηh en rement 0 μ purpose H ing Ω in ormin 1-1н Ξh н. advance 1 IMPROVEMENTS ling ond i Ð on mechan D been و اسل ۳. t 0 Ω. .ght the en Ы Ъ 1 Ð оr sha another ы-0 ۲. 'n rt. any Ċt. ģ ng H. C⁺ (T obta († μ. К Ċ rt 0 he മ H 0 p Un ime 0 0 H an Υu sha and O. 1 Un Ļ. the mak CD) н he g Ŕ wh rt-Р igh in rant 0 μ. 1 Uni 20 000 rt. that H-Ā j_ Un ed D ch rt. B be 0 Ř no j. d, rt. 0 H Ċt. Hn.

prov cos and 0 Ω Ηh subst rt. R nddr eque ы. he ommon н S C⁺ • VO L_ H٠ Б in .ded ant H Ŋ Ō 0 au rt ũ Ø H Expens ñ, Ļ. R Hh. 1 rt. рц ia p λq the such hor he Ē 0 Ē rt Ľh. р COS ы. 5 R making ō 0 S ö N Π ω ed exc 1--rt S н i-le rt. ame ወ un Уq 0 era â lusive S Ēħ rt le 0 S , ហ $(\uparrow$ 0 Ř ame he 5 S ¢, H S <u>µ</u>. ons .han -S S wh Boar F Ŕ <u>h</u>. 1 Þ exceeds ch μ. he and ք ch щ the ma <u>م</u> ρ ທ Ĥ. ame μ 0 impr te с С d t •الما he 0 H judgmen R R Dir ρj -02 ω μ. bene H 40 rt. ω 1 ions D К ect remen υī 0 ወ 0 0 XQ rt. Ĥ Ηh ors μ. ρ lus 0fr r S the 0 rt Þ 0 ā 0 . ល 0 no +++ Ηh ň Uni ហ H. Ve ha Э Ť, ք Բrt. the lpr he ΥT j Ъ. j., C⁺ ш 0 Ð Own WOT 0 ίΩ. be П Assoc eme Ř S Hasse r. 'n オ (t Ë Ъ H Own ū ທ .بر CT. 'n in н. р . μ in. Ċ. S ۳. ወ 7 The 'n 0 ed ₽н on ф . Of as

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sha join be de j _ز rt ΥĽ termined be and ass fai ess S Хq j. ወ ing μ the the such Boar н С Ηh 0 R D μ nddi 0f in oval Direc such proport tor in such ທ pr on opor as they († ₽. on Ś approve as may

Owne H B promulgat 00 egulat ma þ ñ Ĥ jor D rning IN ection ions ، سر (T .ed R 0 Hh the shal and Ч Ш the use ÷., amended ÷ RULES be Un 0 H٠ μų. rt. furnished Un Owne OF уq ÷ rt N the CONDUCT H and ι. ٠ Дq Assoc Сор the the .. Ē. iation Common 0 S Rules Association 0 H such with Elements and гu н the egula les ťo mау appr each an rt ion Ö. ova σ ŏ (A) Uni \mathbf{H} 0 C⁺ Ĕη

ARTICLE IX

Meetings of Unit Owne

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month Asso ω that sha Unit C⁺ such rt-4 Condominium Condominium лd († shall ime he ب ersey, le qo C⁺ 1 Ч Unit gal ciat ñ F-ወ mee day Owners Section н be be ЪУ Ċ following 1Yholid. ٥r rt ы. held the come ing 0n Owners ы С he twenty ρ 1 d a t sha and þ . TT. H Board ay holiday Therea at such рe on The 588 Ē Ļ. mау the in Ŀ'n H shall PLACE 8 the 20 ive hold 0f each other 0 Ηh Bloomfield D month Ĥ Ηh. ----F the Ļ. (25% Hh clock Dir on elect S S an e r OF meetings ы С ĺΩ. succeeding meet an annual place the act 1 ectors \sim MEETINGS in Ы Monday percent μ annual M fir whi such ы. Avenue Boar ng മ റ a t on meet and S ch C⁺ may 0f 0 ρ. .. the year meet 0 Fh the the ther Д des ing 0ť -Чa The S be West the Q Gr principal ther p i d ing fir ig Di: . 0f bus Inat Uni Ηh H an At units month s C† ixed 0 C the 0f Caldwe tor Ð iness ed ct rt. the Monday Hh. 20 Owne 1 r† Unit has SO I D he in 0 to from R offi ρ as 0 nnual which Uni j___ \mathbf{c}^{+} H ĥ ind S. he ~ in conveyed of Owners may the New time 0fi Ce rtnoti the ividual the Owners 0f the meeting ¥•• ັດ event Ω ťŏ the no P 0 Ť, Ξħ.

cal Ē ed 10 09 Уq (rt H٠ the 0 p |N|Ы R Φ S SPECIAL ++ D lent Vice MEETINGS ÷ H ດ ເຊິ .. ident S pec -H-Sec Q -1mee H 0 T ar 1 μ. YY, пg S 0 may ຒ Бе

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major con me н ល percent uch equest 0 Ct Hh. ined of ۲. рq (t Ŕ Ηh μ. shall \sim 0 Fi cer to 30 Bus dЮ the the \sim Ŋ in nodn stat 0R D Boar S purpos more S ወ receipt 1 p. the H ans 0 0 0 N Ēħ Ηh purpose ω stat lcted the P 0 rect Ē. Uni ed μ ω Оř 1 ٨Ľ 0 K in τ, μ S Owner н. -.tten $(\uparrow$ S purposes and he pe Ω not ial S mus request . <u>.</u> meet rt. Such ce 0 M be the ing ΨĽ 0f cal ٠٠٠ thirty it t Ē shall propos ed D. Ξ уq σ еd Ō

shal Q \mathfrak{P} 1 ρ D († Ηh he ixed lays лy ssociat .he da other Un prov . . rt e 10 before • ect not +-then as rt. -+р. S Owner ion on be the ρ ions action Оr the the more ω ທ record any 0 ent date date -Ēή RECORD than the law adjournment . بىغ rt. 0f date le shall Boa н thir ñ P DATE the lat to H. à for be τy ing mee 0 no .. ⊢h such Ť, determined (30) Dir the For LCe († († ing he ector R н .eof the nor det 0 Ø . Hh. 1 Ò any Ξf erminat оĸ purpose سر S . ខ្លួន ខ្លួន shall no in meet for than accordance R ecor ion the ings 0 fix Hh. ten d de purpose date Such 0 in termin Hh. (10 advanc th with dat ดิ 24 24 \sim ing 0 Ηh D ō

the days del per ц. t other Q н holders 7 .ghts which ល <u>р</u>а., ivered ons Uni io. pr Section than bein , T TOL 0 cal 0f н Owne disposition not ģ easemen the the с† О \vdash ing н. С н 4 ທ່ the less ທ ued annual Hh the shal H-NOT ICE rst , da S λq than mee j. te 1 n **ب** mortgages meet. be 0r S the 0 TT. OF ing to († н ը է in en ing the MEET ING be Proper . W۲ (10) the made shall meet Such ці. ст of dir in 0r tγ à •• any ing not ect 0f must more indicate Not . Not Units μ .ice ju. on ខួន Not н. ω than ju. Ω ets shall ò 0ť D lso Ð μ. 0 C e ~ and the 0 Ēh. Π g Hh. be meet 0 line H. be r† an Ē. st he g pe Q (T r† iven ma ing μ ing R н 1 me it e S \vdash j. 0 $\widehat{}$ mee (06 Ś led Ē ſD that ñ. († 0 0 n t 0 Ò Εħ. Ηh (T H. 04 Q rt ings he

Φ по pe me į. t 0 t H rt, ທ þ Ъе on in θг N) D 9 giv D. бц in rt. ion Уq The pers .en proxy ர ст О р on 1 any CT WA 0 R end IVER Uni ¥۲. anc Åq thout ргоху rt. D OF Owner 0ť NOT pro any wheth н who Œ rt. Un . ທີ່ ທີ ... C⁺ <u>}---</u>-signs rt e r pa. Not рŋ Own bef лď μ. E E Ω μ TOL 0 H D wa μ D 0 (T Ηh 0 r j.... rt ver μ μ 0 mee mee p rt he Ηh 0 rt. Ť. Ò Ēπ Ċ, H---Ω ing H no onc b ā T, 5 († ō ne ц. lus 14 0 e P н. Q 0 p

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sha more 0 Ηh. Uni 1 0f 0 const (T ec the Owners 1 ion itut votes 5 holding ወ QUORUM: Q eligible quorum at The lea ն t O rt. Q S be presence Ē meet μų cast μ. Hh. ing tγ Уq -one 0f in all pe the person R the Ω Uni ent Unit οr Ċ, (51% Owner Дd Owners 0 ргоху 0 S Ĥ.

pres prov th requ ſD except ดิ Uni Ļ. en È. Sect red sions rt. where , T shall Owners not 0 Ťh 7. in be New the Q binding MAJORITY CT Jersey p Master mee сŧ Н nodn law, -ng VOTE: Deed a t the ω 0٢ which higher The Un i these vote ٢t ρ perc Owner quorum By-Laws Åq en ú ω itag Ηh sha majority 0r ወ οr all rа the t e σ purpo Ø <u>، بر</u> 0 S. Hh ŝ Ð S

one sha Э required μΨ Vo de н. owned when ent Ω nominee ء فسيل Ηħ appointed iduc 5 n lemb μ. 0 S .led termine. († any 1---ignat D j. ₽-Unit j_... ñ (T 1 S 10 rsh ր. Ձ ۲ħ led S be ect тау in with iled manner 0 rγ on Ē. wn •••• ť eighty Ū. Owner വ μ. ťo Оŋ on shall be († with beha fiduc name the ime 0f ۵ \triangleright ∞ The issue cast Unit as vot the any Ξf 0 Secretary be (80) the iary οr Γh the agg VOTING Ð Уq 0 the which certificates entitled such so in votes Η'n Jregat Secretary and Unit capacity all each long the me ... ргоху each e t has 'n 0f 0 allocable The Owners Unit name ĥ. ing. number ۵ Ч the the Ś σ . uni As of sha een <u>н</u>. vote Owner 0 Fh CT. οr Un i t SO μĘ Association \supset the owning cont Γ, 11 0f ā .ب acquired shall ргоху other to Q ٠-C⁺ with a t be Ś Unit votes Owner inue Associatio in such ₽. agen on mad the person н. have evidence respect ŝ S may 1s ທ່ rt. D Un i t Уq for ť S val same shall before in owned two the σ Q, id σ all W۲ 0r 0 S ñ Ĵ may Ē shal t 0 ĊT. j. only so н. (2) not 0 Уq à Associat .ting Дq Un i sha Τh ťh The ne be any held his لتز Ð more vote (T Ē σ Ŀħ j. a 0 and Ō 20 Owne: ũŊ Ř ivided not ргоху j. S ion than ct R be S. \supset

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BRACH, EICHLER, ROSENBERG, SILVER, BERNSTEIN & HAMMER, P.A.

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COUNSELLORS AT LAW

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due ω Ηh 0 ш payable ň ົທ ц Ч do S ŝ ŏ $(\uparrow$ P Oŋ ted S († he The smen day the ₽ħ Åq monthl ۳. fir rt S ;cal 0 S firs the Ηh. 0 Ηh each R ſŤ year K annua Reso († any in Д month аy and ρ lut уеа ÷ ccord 0 f Q shal on R ល the remaining an essmen QJ j... 0 Έħ ter H ወ become щ ¥µ. ЧS (Ť the th († Û. in shal month the due fi the rst j. me and 0 f σ ⊢'n thod ወ year isc E S payable lad Q Ŀ٠ al 0 D, Φ Ηh shal уеа Hh. Ηh paymen 0 н. Ř S ñ R on Ļ. (Ť al . he become The the К († ba ወ ۵Q H .anc and መ

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COUNSELLORS AT LAW

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ection E hereof shall be fixed in the Resolution authorizi
uch assessme Section
st in a Unit is subject to assessments under Articl
Sections 1 & 2 of these By-Laws, whether or not he be
personally obligated to pay such assessment, may be suspende
by action of the Directors during the period when the
assessments remain unpaid; but, upon payment of such
assessments, his rights and privileges shall be automatically
restored. If the Directors have adopted and published rule
and regulations governing the use of the Common Elements an
the personal conduct of any person thereon, as provided in
Article VI, Sections 1 & 2 of these By-Laws, they may, in t
discretion suspend the rights of any such person for violat
of such rules and regulations for a period not to exceed th
(30) days.
Section 5: (a) The Association, through its Board of
Directors, shall establish and maintain a Reserve Fund for
purposes of defraying the cost of the repair and replacemen
the capital improvements and mechanical equipment constitut
the Common Elements.

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$Brach, Eichler, Rosenberg, Silver, Bernstein & Hammer, r^A_{\pm}$

COUNSELLORS AT LAW

main the Boa 0 sub be S col 3 P 0 S suc cons capi add K to pursuant improvements (a) (a api D h D ssocia speci J Ct. -Û held Dire lect TO Û Ar Ce ing R R tal ide ω 0 F Ο ā н ion S (T ή, Q. D) D Se ed Ηh (c) R (d) († \sim forestated (d a 1 In . 0f 1 i n e) g te н. Ŀ٠ cle tion £ . سر н \sim thi ction th ť ť ctors, ω Ĥ 0n \triangleright ng impr D, strict р \vdash Directors fund Ē b .ccount" to rt. D per a ω A11 The the Addi In S 'n levy hq (d ju. asses 1 0f IV, К on separate -D the Sec S ດ ovement Ч 6 and the mi n \sim in à D moni shall moni .tiona the a S R ۵ Ω к a) ΥĽ ... ົທ ρ S τt μ. rt. eserve р sment Agreement and purpose ñ μ. ĥ. j. ល The par thei to spec cont event рп on 0 Ħ in on Q ŝ monthl D provided t p. 9 8 9 shall 'n سز: ហ ħ the have .ly the С thi fund on the ы furtherance r† paid and ທ O Associa iduci ribut Ц H. SO fund 0 for a withdrawals ப μ Чe respecti S S condit the collected K ល (a) the take the thei peci S a S for a f assessmen ary ions 0 the the as č еç in Q Ťh . († Associa еr Ŋ († (T to ccount righ the S К ы Ц ion that Ð Rese ÷. Art Во into purpos SSIM on ale H۰ capaci -on sha . Ve respect ц 0 add ard as ees Associ Ċ. ĥ . بر en Ц 0 por ₩i n. sha . بر 1 1 Ъ Ve († sessment are consi P tion the D ct Ļ٠ Ξh μ C⁺ dur abl 0 ŝ for D ťh ť fe es tγ be the Ы tion Ēħ rt. Ē ۲ħ IV, sha und Ļ. ΠĽ ablished - اسم lation made span Dir set purs the the purpos μ. Ve ، سر held D, the þ σ th sh exi ā through Φ D e S Sec 0 \vdash ົດ ___ R ectors, G any monthly for ወ the Hh. R. Цa He ρ to may isting from purpose ወ (T Hh. it. sta Ω R. Уq Уq ab the 0 1 Ξ ñt n į. Ð ct an . On be ion e D th Ŋ span Ω ab Ē. ~ .بر 61 сŤ Re Uni the ທ . سا μ 1 20 .بر the the llen she for . سو monthly Ļ 0 Ö 0 SO in ta ω E capi af. sub ដឹ .shed н. Hh. Ð Ś \mathfrak{P} b 1 assessments Ċ. H subs (d) 5 . سز D ter levied 0 à ed R S Ve Owne Во the fund n ti. S Εħ QJ с† С and pursuant ta × መ "Working in Fund ard н. ۳. Ω cl due to Þ S († ection nex . ש R н. LT. for no D S μ. -IV, D the rt. Ď

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moni Q pr be S qə S emiums Ś held ā Φ R e S ú, sme Ď τ, collected ወ თ nt fund R appli ic († ĸ Д 0 S for ab in provid furtherance Φ insur t 0 Φ Ď. $(\uparrow$ ance. he H۲ IJ insur Ą٢ premiums 0fi ст Н 0 D and Ě כ . D ā ወ IV, for premium shall 50 0 0 payment à 1 be ion S held ω A1 0f [T] d d S insurance in -F to ch ω

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COUNSELLORS AT LAW

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BRACH EIGHLER, ROSENBERG, SILVER, BERNSTEIN & HAMMER, P.A.

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abat 0 Ð \mathbb{Z} ۲¥ any S В the a 1 н († ht. Ħ a , D he Ηh цці. enewa ົດ th in н CT. ΩJ CT. S ō († ጠ Uni Þ ient onab þ н. ЧÐ Property ement R. D ossi οr TT. a t (r) ц -P j S . ۲ Ð De jų. rt 0 Ω ~ domai .ons Ē other Ē Ч 0 († main Making Ŕ for Ö ed . سر ы. Tho 0 μ ц С LT. sod , T C⁺ rt Ξħ and 0 щ 5 . بر such 'n in any any Φ D on C⁺ Ηh ເນ ຕ en Ω S proce Во **ب**. ب asual rt. 0 Ħ powe b1 ທ þ th he accord nui 0 CO ρ Э purpo rul D Нd D. H 'n eed ъ Ц р ſD S Iven ស ឯ the r† D rope epai Ц prov 0 0 S οr Ŕ S Ξ lance H IJ μ. 05 and Ę. ŭ b K сe and ē D, цs ц Common ወ Φ Ц H ided еp S rt. Q R ā <u>ب اور</u> Ω ĸ Wj. D e c S Ē S. du ß regul and addi S **ب** When requ uch tors ω th to н rt. Hĥ howe Elemen 0 н Φ esul the ř Ц (T n ťh ct. b Ļ. еŋ <u>ب</u>ب ወ еp tions ons Ð ۲¥ R when н ω þ Q e Ď S CT. ወ Un 0 R ц Ц ã († Q, j. T ther н S Ц R († ama 0f and ų. 0 S S Ъ T, ര († ທ have à D В ທ 0 н rt. đ nforcemen 9 B C⁺ ha Owne hat opin Ö equires condemna **h-1**еd provisi . سر j, i Þ -mp requi and ⊢--0 the any r in rov S КS H٠ on D, Ъ н ch WO 0 S rt. ther eme ете Ц R ດ ເດັ່ງ he ons μr 0 (T rt. P ۲. P († Φ gh ion ruc to 4 Ηh R 0 0 Ó Þ Ъ ወ Ц the Ф 0 R rt ġ H. ŀ'n ct P R T. 20 rt, 0 <u>م</u> S ц en L_ when 0 any cti ion R ő Ηh rt Ηh († D T σ ND. R. - H-1 -Воа th on ω 0 m ō sh ົທ ወ on done nte 0 Åq D \cap De à 0 ب ز ., ct bJ R ۲ħ Ŋ Ъ F Ηh ወ à R

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deed сa н. В R ы С n vocab conveying 0 rh. emergenc 17 qrants each μ. ۰ D S and ~ • Unit each confirms ťo Unit the Owner, Unit the rights Owner Уq the 0f expressl acceptance entry Ŕ aforesa an D. 0 Ηh b id

mutual . ۵ undr (s) γ, benefi conce To g rt. rant S ť S ions the and -CATV Association execute Ч icense any and Ś agreemen Оr Unit any Owne other ct S rel R S agreement . ດ rt l ive ς† 0 0 Ηħ

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now Non and оr קי Profit (t) νī. herea - <u>1</u>lleges To Corporation Hh. have ter which have and മ 05 to Гa corporat W ወ exercise xer Of a. the <u>ا ا ا</u> ion . ທ ບ any S organized tate and 0 Ηh. all New under power Jers the еy ŝ Уq н General igh <u>|</u>---# aw rt in.

one shall the fo1 Uni the unt two thr K members Уe Ъ 0 highest Board number 'ea با م ۲h ar 1-th ō. кs TT. lowing ، سر year đ successor Uni Ô **___** Ś Ce individual Owners Sectio erm be уеа 0f and their 0f 0 f (Ť 0 The number 0 fi Directors Own term R h Ηh the each the ixed 0n votes the terms office membei Π respect which ω goes shall conveyance term S . д сt 0 respective Board Ц ⊢h, TERM shal At eceiv ц S three votes; shall 0f 0f meeti ç 1 be the 0 Ff ٧e 0 F OF the two ing. office Ηh ob the e1 expir Dir (3) S pn be 0 f OFFI the D uccessors ť member ind the cted Board sha member еc year: 25% Ηh two the 0 f CE ixed († at ividual next ROR (T 14. 0 Hi the S ú. S 0n 0 0 σ two two -0f at 0 shall At Ξh. S ወ 0 Ъ the the ĥ S Φ Dire held hal remaining rve Ηh. ighest the year one the the receiv individuals the Units term j_ σ Εh ctors Board dur Ŀħ Ъ 0r Board (1) Φ init đ H ω ing erms μ number . Ve оf ixed D <u>ب</u> ŝ Уq -ng year one shal σ CT. μmeet 0f the 0 0 een .erm al sha the the Ēn En Ηh ۵· receiving a Direc 0. U term member Di rt. ice Fnext 1 1 ju. 0f elect mont two hold The Grantor pn H. votes; ector 0 oɓ thre 0 0 Εħ tor high two (2) 5 Ξh ed Ηh 0f ť two office th Ś S Ō Åq the the the the D ſD S ct

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elected by the Condominium Unit Owners;
less than 25% of the members of the Board of Directors shall be
1. Upon conveyance of 25% of the Condominium Units, not
the Condominium Unit Owners in the following manner:
Control of the Condominium Association shall be surrendered to
Section 5. SURRENDER OF CONTROL OF BOARD OF DIRECTORS:
votes shall be elected. Cumulative voting is permitted.
the Master Deed. The persons receiving the largest number of
votes as they are entitled to exercise under the provisions of
their proxies may cast, in respect to each vacancy, as many
be by secret written ballot. At such election the members or
(b) ELECTION: Election to the Board of Directors shall
from among members or non-members.
vacancies that are to be filled. Such nominations may be made
in its discretion determine, but not less than the number of
nominations for election to the Board of Directors as it shall
annual meeting. The Nominating Committee shall make as many
annual meeting and such appointment shall be announced at each
the close of each annual meeting until the close of the next
Directors prior to each meeting of the members, to serve from
The Nominating Committee shall be appointed by the Board of
consist of any individuals appointed by the Grantor-Sponsor.
members of the Association. The Nominating Committee shall not
who shall be a member of the Board of Directors and two or more
meeting. The Nominating Committee shall consist of a Chairman,
Nominations may also be made from the floor at the annual
the Board of Trustees shall be made by a Nominating Committee.
Section 4. (a) NOMINATION: Nomination for election to

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shal no Ť, Ρ les be \sim ٥. Upon than elected 40% conveyance Ъλ 0f the the Condominium member 0 Ηh ω %0 S 0 Of H the Un i t the Condominium Board Owner of S Direc Uni tor (T ίΩ. Ś

Ξ R Di. ıaγ he emain R ectors retain Condominium ω unsold, Upon one except conve member in 1 Unit the tha yance Owners (T 0 F regular SO 0 Hi the long shall 7 Board ທີ course ο% а С 0 Ηh any elect 0 r† he Ηh 0 fi Dir Condomini Condominium business the e C r† entire Ŋ (0) ш ${\bf e}_{\bf r}$ Uni c† Uni Board he T) Gr (T (A ίΩ. antor 0 μ

Ŀτh sur rom R ender Notwi the filing control .ths tanding 0 μ 0 f the the the Mast Board above θr Dee no provisions Q Р and ater the than -S P Grantor S By-Law ix rt P en shal mon th Ś

Onc vote prov Dir G shall R an D Φ đ rided ctor 0f The Notwithstanding cont 0 no ř those S CT. S Grantor rolled take the 0f sale the eligible Condominium 0f any дd таy Associ the the action the surrender remaining and Condominium at above j. Unit that . on pres prior Owners provis control would ent unsold Unit đ C⁺ 0 ò σ ions agree vot the Φ 0f Condominium Owners, Ω D D the the rt. -C⁺ .ime R Ъλ đ iment 0 Board П ω ք ime Q the ssume S majority Q spec Ē Unit വ 0 Associa Ś to Ηh contr († Ē. the Ö ŝ Ηh н. ed Ö CT ion

z (T Ļ. к an \mathfrak{P} ls f Ω er ហ 0 .. Ē Ν 6-8 control • 4 Уq Grantor shall be in accordance with

0 \geq \mathfrak{P} ٤ R К τh however ето ц Ц Ηħ (T emoved ithout Ð the R н. ք Ô. lηλ Ā D Sec ۵, Г е а Н Ē member annual С has for D T ХŢ caus († ion any her Ъ caus be Ō D Director Ś σ Åq g eof en e L 0 f ۰ D D ρ proposed 0 special REMOVAL and the ΓT. majori ed Any ω Board appointed ťŏ memb successor $O_{\rm F}$ τy meeting H Уq н. vote 0f MEMB Ū. the the 0 Di. дq ERS гh Unit 0 f pursuant Ц the may vacancy Φ the ectors Unit $O_{\rm F}$ Owne then Board THEGr may anto Owners t o thus к s and BOARD 0 be ഗ ഗ ĒЪ Ř hal ect Dir creat Ω there any removed an OF ion ш ectors only σ one ed DIRECTORS: ወ 0 7 g R 0 iven or with be Ηh whose mor an 01

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Dir prov a Ч Uni Ъ Hh. member D. 4 Ð C S 4 σ rt Φ member Hh a le ਤ aid he le μ. āl ົ acancy ... speci Ω. ف ز j_ H. Ò. ، سر ц .pose . ۵ ñ Ē dt. ш n 0 C⁺ Φ Ω ն ed ctor term ide CT. LT. rt. 0 Sect Owne Sect ed vacancy e D ed th Owner tor ed remaining 0 Åq ther a L D d, ۵ Q, ú. having 0 μ prompt ល Ηh 0 ion < ion iτ .بر Ц Ηh L_ meet the ք caused however S Ч . ເນ ມ Ηh then the eof the lcan ha D P ۷O ctor the μ 0 J ω sha j_ _ tor C⁺ ВО ICY, ing Ч († ne Уq Ŕ D ω an († only £ ship. newly ard ho іщ Ц D Уq 0 erm shall μIJ Q xt VACANC ORGANI ZATIONAL special -0f unexpired and b b T ħ Ηh be that π any 0 0 Ω vot annua ю Ч Un 0 an the Εħ. Ηh ma ወ ወ Ťh. fill Dire the σ the ach lected jų. ct ወ н .بر jor Ē reason ЫS organi Ō meet Board 0 Fi . D Ē h ed for 2 C ... Owner me pe the 0 ctor н. vacat term õõ tγ the Уq than Vacanc ing Φ H. director the son zational d. ЦЦ othe vacating 0 of ing S Un i t MEET Bo ρ ю Д R H and unt exceeding ወ bal pe SO хтз х ard Directors the Þ 0 Д Ř. Q. -ING P jų. Hh ÷. Ð H. Ownei ወ than anc сt son Ц سر S membe remaini month сt 0 ector lec he meet shal in ω he Hh. * 4 Board Ð duly succ any term н С r† Unit the the Τh 0 .ed six Ŋ sh j... Ηh н held and ທ່ -Ð sha be ng the ή ess such of тау member ທ removal Board D Ш wi Owners months ame õ lec . di. which no 11 Ηħ ω for the th C⁺ Ч g ted \mathfrak{P} ٧a P 40 rectors D, sh μц 'n be S ц ц 0 acancy 0 th ha rt. was newl that all to D Hh Hh. • Åq and vacancy 0 0 rh. D j, ω Ť then Η'n Ē rt н. any μ. 0 σ ք the the ຸດ († σ D ወ ወ Φ rt. en

ω 0 Ξ Φ me Q 0 me \sim Board ົທ Ч 0 n D lected rganiza mbe n e t shall ົດ rt ing CT. ju. days .ng R μ. 0 T S. F Ηh and 0 rt. and D rt. be ional σ D TT. μ 0 Ļũ. such whi Ч ΓŤ, Ēħ no ther H he the Ω ۳. xed tors ch meet Во notice meet n. date such ρ af Хq R shal ing († Ω D H----.ng, the R 0 Board that shall Ηh shal Q σ Ηh. ΠΩ Ĕ. rt. σ provid D ñ R the Ē. j_ H ۳. pre be 0 H r Ct be each Own 0 Uni ne Directors S j. Ц Ъ ng ወ ທ le1d 5 Ce Ð annual rt. († i n ЗIJ Q ល Owne: Ū. th maj 0 D ρ ρ er n rd Ϋ́λ († Ċ. n 0r еr the such H. meet shal († 0 D 0 ۳. ing ho ш τy the organi .egal ing, Р ٢T Ē 0 à ime have Ηh ິທ new È Ŕ ٢Ť μ. he N and S CT. a t a 1rt O 1YĊD. σ whol ional Ô. ē Ø Ηh. ש ſD μ lec Ĕ . Д ທ່ ጠ 0 C⁺ CT. ወ D Ω

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per Boar U Board sha CO minutes may and ч ťh Ð Ъ Ħ σ Ы S 0 D compens († ω н Ē. hal Ind ñ R Ō Φ he ā чe e g Ĥ. Hh. H ī rpo ŝ Ηħ Hh. Ω .form P R н Ы \square :oun sid u 1 ы. መ Board à Ω õn ш from the books \vdash 0 he 0 esponsible espons Ηh ۲ŋ. Ř ល 1 ដែ 0 0 μ Ð 0 inanci Q ò Ð Ω S 0 C rt. en H н OMPENSATION m llso ct Ηh н Ω ibi 0 f ល a t end 0 al ¢, tion ion S meet лđ 0 in rt. Ъ Direc D. Ť н. time ~ • a no μ. h Tr 0 Ħ 0 j Оŗ ibl epar μ on еr Ъ all perf ц j. Ē. Ъ the щ al the 0 n D ťΥ È. P. D 6 ۵ 'n -U ĝ G the ngs asur g S ťo from tors tor ທ ĥ. a t ccount ۰. cond ene to meetings ha for orm ani name for н Ħ đ duti Ð оr ion r† н S ທ່ 11 etors П TREASURER: Во of he er Ц an ECRETARY Ν ime <u>р</u> тау ٥r 0 the . سر the ed the \mathbb{P} keeping Ē S ar Ч Th. 0 f . ອີນ Ъ 0f 0f ΰ the P۲ Ъ .بر μ۰ Q Ŕ $O_{\rm F}$ ġ showing sociat the on C⁺ under 4 be As n direc ы. 0r duties incident P the deposi all ք 0 ъ 0 f E. 0 S Board SO 0 ňs μ н Ηh μ. cha designated corpor . Д Ч Ω Ē, († ... Dire lent Unit resid ā. F Fh. full jų. he 0 Associ н as iati the RS New on R ĊŤ. .equ rπ The The á al , T •• Ы μ D 0 Treasur 0 t ω and 0 fund fore j_ н Assoc . On Ť Ind a t a 1 **ب** Ч Ф Owners en t o 0 and Ō Ħ Ц No 20 S Tre re Ťh. Dir Ω S ed ••• L, ñ đ all ĥ. Ц the on (T for S the he such ίΩ. ທ່ Ω 0 S dut ce ion 0 Уq accura Ч lent aid еY asurer sha ecto Ηh unde Hh. <u>بر</u> and ipts inancia shal D ъ Hh. moni rt ВО je Ω ÷ († and Law offi Q) the in Ω. cer .بر books may for H. and on سز ц С Ŵ ល c† K. S R R <u>ب</u> Ē and such P t e Φ Бu ທ່ R D. inciden 0 shal. ល Board New õ Ω • wheneve S N so any Ð Hh Ъ Ē Ē Q 0 S р and The و استا al н financ shal ω 10 Ηh Ľ, 0 f the b and di da ⊬• ful ົດ n a D, ш Di. Чe c† F Ct н g lepos 'n j.... ، اسر commi ta such j_ ወ have S ener S ke 0 bur rec 0 ወ R re (T Board سر ы. . paper ecr n H ю. Ηh the . ecreta no recei Ð jū. accoun ۵ Ω еy to a l Ы Di an (t ወ ju. sements **C†** He CT. D נמ R ß tories ful . بر Ors £ .rec the tary 1-1 d, te ther Law the he 4 records ~ ល Ve 0 LΣ sh à shal e s Q ĥ ω (T C[†] ິດ .uab any ò Q rt 0 ω j, 0 the В as and ົທ the Ηh j_. ⊢--Нe th S - Hh ъ Q ſD ወ

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