

Prepared by:

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Record and Return to:
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**SECOND AMENDMENT
TO THE MASTER DEED
CHERRY RIDGE AT BOONTON, INC.**

MORRIS COUNTY, NEW JERSEY
JOAN BRAMHALL, COUNTY CLERK
AMND-OR BOOK 21658 PG 1989
RECORDED 11/05/2010 11:25:16
FILE NUMBER 2010075388
RCPT #: 5758407 RECD BY: alyson
RECORDING FEES 70.00
MARGINAL NOTATION CO 0.00 ST 0.00

THIS SECOND AMENDMENT to the Master Deed made this

15th day of October 2010, by Cherry Ridge at Boonton, Inc.
known as Cherry Ridge, a Condominium, a New Jersey nonprofit
corporation with offices c/o Cambridge Property Management
Services, 2584 Highway 9, Howell, NJ 07731 referred to as
"Association"; and

WHEREAS, the Association was formed to hold title and
serve as a means through which condominium unit owners may
take action with regard to the administration, management,
maintenance, repair and operation of the property in
accordance with the provisions of the Master Deed and By-
Laws; and

WHEREAS, on March 11, 2005, the developer, Cherry Ridge
at Boonton, Inc. recorded a Master Deed and Declaration of
Restrictive and Protective Covenants for Cherry Ridge, a
Condominium, which was recorded in the Morris County Clerk's
Office in Deed Book 06293, Page 095 on March 23, 2005, and
which was amended by the filing of an amendment to the
Master Deed dated March 18, 2007 and recorded May 25, 2007

in Deed Book 20828 Page 141, which among other things, requires the Association to maintain at all times insurance coverage in the event any building structures are partially destroyed or completely destroyed or damaged by fire or other casualty; and

WHEREAS, the Board of Directors believes that the interests of the Association would be served by clarifying and correcting Article V, Section 5.6 (F) Restoration and Repair of Common Elements and Building Structures so that in the event the building structures is totally destroyed or damaged by damage or casualty, the Association would be obligated to maintain insurance which will return the building structure to "builder's specification;" and

WHEREAS, Paragraph 13.02 of the Master Deed provides that the Master Deed may be amended with the approval of two-thirds of the total votes as defined in Section 12.04 of Article XII of the Master Deed and shall be effective at recordation in the same office where the Master Deed is recorded; and

WHEREAS, such amendment was duly proposed to the unit owners of the Association in accordance with the Master Deed, and said owners approved such amendment pursuant to the Master Deed; and

WHEREAS, the unit owners did approve said amendment at

a meeting held on June 24, 2010; and

WHEREAS, the Association did support such a change as hereinafter set forth.

NOW, THEREFORE, be it resolved, that upon recordation of this Second Amendment to the Master Deed in the Office of the Clerk of Morris County, the Master Deed is hereby amended as follows:

Article V, Section 5.06(F) entitled "Restoration and Repair of Common Elements and Building Structures" shall state as follows:

The Condominium Association shall maintain, at all times, insurance coverage insuring the building structures of each Condominium Unit and naming as a loss payee on such insurance policy the Condominium Association, the Owner, and the Mortgagee of the Owner, if any, as their interests appear. If any building structure is partially destroyed or damaged by fire or other casualty, the Condominium Association shall restore or repair the same. If such damage shall constitute substantially total destruction of the building structure, the Condominium Association shall restore or repair the same to the original builder's specifications as set forth in the plans and specifications submitted to Boonton.

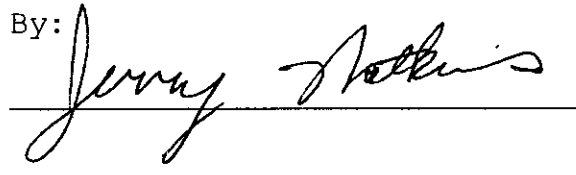
IN WITNESS WHEREOF, the Association, through the

Board of Directors, has caused this Second Amendment to the
Master Deed to be executed this 15th day of
OCTOBER, 2010.

ATTEST:

Cherry Ridge at Boonton, Inc.

By:



Secretary

Jerry Watkins, President

STATE OF NEW JERSEY :
: SS
COUNTY OF MORRIS :

BE IT REMEMBERED, that on this 15 day of
October, 2010, before me, the subscriber, personally
appeared, Jerry Watkins, who being by me duly sworn on
her/his oath, deposes and makes proof to my satisfaction,
that he/she is the President of Cherry Ridge at Boonton,
Inc., the Corporation named in the within instrument; that
the execution of this document as well as the making of this
instrument, has been duly authorized by a proper vote of the
membership and a proper resolution of the Board of Trustees
of said corporation; and that the seal affixed to the
instrument is the proper corporate seal and was thereto
affixed and said instrument was signed and delivered by the
acting President as and for the voluntary act and deed of
said corporation, in the presence of deponent, who thereupon
subscribed his/her name as attesting witness.

Sworn and Subscribed to
before me on this 15th
of October, 2010

Tereziya A. Rogic

TEREZIJA ANA ROGIC
Notary Public of New Jersey
My Commission Expires December 3, 2012
No 2367361