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Record and Return to:  
Donald M. Onorato, Esq.  
Five Atlantic Street  
Hackensack, New Jersey 07601

Prepared by: Donald M. Onorato, Esq.

FIRST AMENDMENT TO MASTER DEED AND BY-LAWS  
POND MEADOWS CONDOMINIUM ASSOCIATION

THIS FIRST AMENDMENT to the Master Deed and By-Laws made this  
8<sup>th</sup> day of March, 2015, by Pond Meadows Condominium Association,  
Inc., located in Mahwah, NJ and c/o Premier Management Associates,  
140 Sylvan Avenue, Englewood Cliffs, NJ 07632; and

WHEREAS, the Master Deed and By-Laws of the Association dated  
July 22, 1985 and recorded in the office of the Bergen County Clerk  
on August 16, 1985 in Deed Book 6944, Page 509, et seq. The tax lot  
and block numbers are Lots 1-96, Block 162.

WHEREAS, the Association was formed to hold title and serve a  
means through which the 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

WHEREAS, the Board of Trustees believe that the interests of  
the Association would be served by providing term limits for Board  
members so that no Board member shall serve more than two (2)

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consecutive three (3) year terms or more than six (6) years within a nine (9) year period unless extraordinary factual circumstances exist; and

WHEREAS, the Board of Trustees also believe that the Association shall have the power to levy fines against any Unit Owner(s) for violation(s) of any Rules or Regulations or Use Restrictions contained in the Master Deed and By-Laws; and

WHEREAS, such amendment was duly proposed to the Unit Owners of the Association in accordance with the Master Deed and By-Laws, and the said Unit Owners duly approved such amendment pursuant to Article 18 of the By-Laws which provides that the By-Laws may be amended anytime by a vote of at least fifty-one percent (51%) of all Unit Owners at any meeting of the Association duly held in accordance with the provisions of the By-Laws of the Association; and

WHEREAS, the Unit Owners did so approve said amendment at a meeting held on March 9, 2015; and

WHEREAS, the Association itself supports such a change as hereinafter set forth;

NOW, THEREFORE, BE IS RESOLVED THAT upon recordation of this First Amendment to the Master Deed and By-Laws in the Office of the Clerk of Bergen County, the By-Laws are hereby amended as follows:

1. Article III, Section 3 of the By-Laws is hereby amended to add the following language:

Article III, Section 3 Term of Office: No Board Member shall serve more than two (2) consecutive three (3) year terms or more than six (6) years within a nine (9) year period. Exceptions to term limits can only be established by a demonstration of extraordinary factual circumstances and by its approval by fifty-one percent (51%) of the members of the Association.

2. Article VIII, Section 2 of the By-Laws entitled, "Fines" shall be amended as follows:

Article VIII, Section 2, Fines: The Association shall also have the power to levy fines against any Unit Owner(s) for violation(s) of any

Rules or Regulations or Use Restrictions contained in the Master Deed or in the By-Laws. No fine shall be unreasonable and shall be consistent with the gravity of the violation and shall be designed to enforce compliance with the Master Deed Restriction or any other Rule, Regulation or Policy. Fines may be continued for each day a violation continues after notice on grounds that such violation shall be considered a separate violation. Collection of the fines may be enforced against any Unit Owner(s) involved as if the fines were a common expense owed by the particular Unit Owner(s).

IN WITNESS WHEREOF, the Association through its Board of Trustees has caused this First Amendment to the Master Deed and By-Laws to be executed this day and year first written above.

Witness:

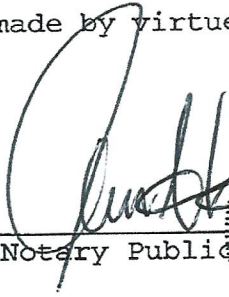
  
Shirley Everett, Secretary

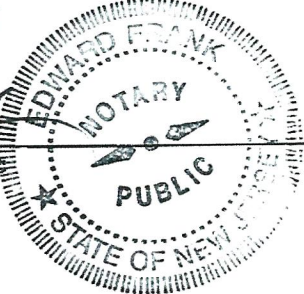
POND MEADOW CONDOMINIUM ASSOCIATION

  
By: Bernard Langer, President

STATE OF NEW JERSEY :  
: ss  
COUNTY OF BERGEN :

BE IT REMEMBERED, that on this 8<sup>th</sup> day of JUNE,  
2015, before me, the subscriber, a notary public, came before me,  
Bernard Langer, President for Pond Meadows Condominium Association,  
Inc., who, I am satisfied, is the person who has signed the within  
instrument; and I having first made known to him/her the contents  
thereof, she/he thereupon acknowledged that he/she signed, sealed  
with the Corporate Seal and delivered the said instrument as such  
officer aforesaid; that the within instrument is the voluntary act  
and deed of said corporation, made by virtue of authority from its  
Board of Trustees.

  
Notary Public



A circular notary seal for Edward Frank, Notary Public, State of New Jersey. The seal features a star in the center and the text "EDWARD FRANK", "NOTARY PUBLIC", and "STATE OF NEW JERSEY" around the perimeter.