

Prepared by: Caroline Record  
Caroline Record, Esq.

Book 2102  
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**BROOKFIELD CONDOMINIUM ASSOCIATION, INC.**

(the "Association")

**Amendment to the By-Laws**  
(Regarding Responsibilities of Unit Owners)

PREAMBLE

1. The Master Deed for Brookfield Condominium Association, Inc., a Condominium, dated April 20, 1999, as it may have thereafter been amended (collectively the "Master Deed") and the By-Laws of Brookfield Condominium Association, Inc. as thereafter amended (collectively, the "By-Laws") were recorded in the office of the Warren County Clerk on April 20, 1999, in Deed Book 1618, Page 244, et seq., and any and all amendments thereto.

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2. The Board of Trustees (the "Board") of the Association has recommended an amendment to the Master Deed to clarify the Association's maintenance obligation with respect to common elements located within the exclusive use of areas of a Unit.

3. Pursuant to Article XV, Section 15.02 of the Master Deed, this Amendment to the By-Laws have been approved by the affirmative vote of at least sixty-seven (67%) percent in number and interest of the votes entitled to be cast in person or by proxy at a meeting of the Association duly held in accordance with the provisions of the By-Laws.

NOW, THEREFORE, BE IT RESOLVED, this 14 day of DECEMBER 2011, as follows:

A. Article VII, Section 7.01 of the Master Deed, be and is hereby amended as indicated:


7.01 Responsibilities of Unit Owners. Each Unit Owner is responsible to perform all of the maintenance, repairs and replacements that may be required within the boundaries of his own Unit, at his own expense, and in accordance with the requirements of this Master Deed, the By-Laws and any Rules and Regulations of the Association. Unit Owners are responsible for all of the improvements appurtenant to their Units and located within the boundaries of the same, including their driveway aprons, with the exception of common sidewalks, trees, retaining walls and lawn maintenance or any other defined "common element" which are the Association's responsibility to maintain and replace.

of the maintenance, repairs and replacements that may be required within the residential unit and within the exclusive use area adjacent to the residential unit, at his own expense, and in accordance with the requirements of this Master Deed, the By-Laws and any Rules and Regulations of the Association. Unit Owners are responsible for all of the improvements appurtenant to their residential unit and located within the exclusive use areas contiguous to their residential units, including their driveway aprons, with the exception of common sidewalks, trees, retaining walls and lawn maintenance or any other defined "comment element" which are the Association's responsibility to maintain and replace.

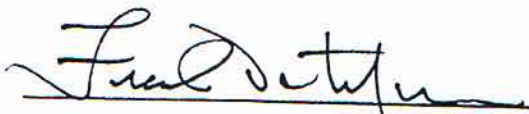
B. Except as expressly set forth in this Amendment (and as previously properly amended); the Master Deed of Brookfield Condominium Association, Inc. will not be otherwise deemed modified.

C. This Amendment to the Master Deed will be effective immediately upon its recordation in the Warren County Clerk's Office. The Attorney for the Association is authorized to record this Amendment with the Warren County Clerk's Office immediately following the adoption of the same.

ATTEST:

  
\_\_\_\_\_  
CHARLES P. DUFFY Secretary

BROOKFIELD CONDOMINIUM  
ASSOCIATION, INC.

  
\_\_\_\_\_  
FRANK J. STEFANO President

STATE OF NEW JERSEY

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SS.:

COUNTY OF WARREN

I CERTIFY that on December 14, 2011 Charles P. Duffy personally came before me, and this person acknowledged under oath, to my satisfaction, that:

- (a) this person is the Secretary of Brookfield Condominium Association, Inc., the corporation named in this document;
- (b) this person is the attesting witness to the signing of this document by the proper corporate officer who is Frank DeStefano, the President of the corporation;
- (c) this document was signed and delivered by the corporation as its voluntary act duly authorized by a proper resolution of its Board of Trustees;
- (d) this person knows the proper seal of the corporation which was affixed to this document;
- (e) this person signed this proof to attest to the truth of these facts;
- (f) notice of this amendment was properly sent to the unit owners of the Association in accordance with the provisions of the By-Laws of the Association; and
- (g) this amendment was approved by at least fifty-one (51%) percent or more of the total votes of the Unit Owners entitled to be cast in person or by proxy at a meeting of the Association duly held on the 30th day of November at 10:00 A.M. at 29 Coventry Circle, Belvidere, New Jersey, held for the purposes set forth in this document and in the notice sent to the Unit Owners.

Signed and sworn to before me on the 14th day of December, 2011.

Charles P. Duffy  
Secretary

Jacqueline Faust

**RECORD & RETURN:**

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Berman Sauter Record and Jardim, P.C.  
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Morristown, New Jersey 07962-2249

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**JACQUELINE FAUST**  
NOTARY PUBLIC OF NEW JERSEY  
My Commission Expires Dec 15, 2015