

Prepared by: Caroline Record
Caroline Record, Esq.

BROOKFIELD CONDOMINIUM ASSOCIATION, INC.
(the "Association")

Amendment to the Master Deed
(Regarding Special Assessments)

P R E A M B L E

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.

2. The Board of Trustees (the "Board") of the Association has recommended an amendment to the By-Laws to increase the amount of a special assessment that the Board can impose so that the Board can conduct necessary business more efficiently.

3. Pursuant to Article XV, Section 15.02 of the Master Deed, this Amendment to the Master Deed has been approved by the affirmative vote of at least sixty-seven (67%) percent of all Unit Owners at a meeting of the Association duly held in accordance with the provisions of the By-Laws.

NOW, THEREFORE, BE IT RESOLVED, this 16 day of NOVEMBER, 2011, as follows:

A. Article VI, Section 6.09 of the Master Deed, be and is hereby amended as indicated:

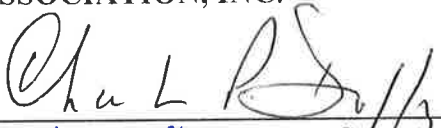
6.09. Special Common Expense Assessment. In addition to the other Common Expense assessments authorized herein, in any assessment year, the Board of Directors may levy a Special Common Expense assessment to defray in whole or in part the cost of any reconstruction, unexpected repair or replacement of an existing capital improvement to, the Common Elements, not determined by the Board of Directors to constitute an emergency or immediate need, but for which funds held in reserve are inadequate, or for any other lawful purpose except new capital improvements subject to Section 6.11 hereof. If, during any assessment year, a Special Common Expense assessment, together

with all other Special Common Expense assessments for the assent year, exceeds in aggregate the sum of \$50,000.00 increased by the percentage of increase in the Consumer Price Index for all Urban Consumers since 1998, it shall be authorized by the prior assent of an affirmative vote of two-thirds (2/3) in interest of the affected Members in Good Standing. This vote shall be taken at a meeting duly called for such purpose. Written notice of such meeting, stating the purpose of the meeting, shall be served upon all Unit Owners at least thirty (30) days in advance. The due date(s) of any Special Common Expense assessment or any installment(s) thereof shall be fixed in the resolution authorizing such Special Common Expense assessment.

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 same.

**ATTEST:
ASSOCIATION, INC.**



Charles Duffy, Secretary

BROOKFIELD CONDOMINIUM



FRANK DeStefano, President

STATE OF NEW JERSEY

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SS.:

COUNTY OF WARREN

I CERTIFY that on Aug 8, 2012, CHARLES 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 DESPINO 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 day of _____ at P.M. at _____e, 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 8th day of Aug., 2012

Jacqueline Faust

Charles Duffy
Secretary
Charles Duffy

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

RECORD & RETURN:

Caroline Record, Esq.
Berman Sauter Record and Jardim, P.C.
P.O. Box 2249
Morristown, New Jersey 07962-2249 lo



WARREN COUNTY – STATE OF NEW JERSEY
PATRICIA J. KOLB – WARREN COUNTY CLERK
413 SECOND STREET, BELVIDERE, NJ 07823

COUNTY CLERK'S RECORDING PAGE
THIS PAGE IS PART OF THE DOCUMENT – DO NOT DETACH



Recording:	
Recording Fee	29.00
Recording Fee Differ	11.00
Preservation Fee	20.00
Sub Total:	<u>60.00</u>

RECEIPT NO. : 2012324750

Clerk: KP
Instr #: 2012-392760
Book/Pg: 2443 / 189
Rec Date: 08/20/2012 01:22:18 PM
Doc Grp: D
Descrip: MISCELLANEOUS DEED
Num Pgs: 4

Total: 60.00
**** NOTICE: THIS IS NOT A BILL ****

Party1: BROOKFIELD CONDOMINIUM
ASSOCIATION INC
Party2: BROOKFIELD CONDOMINIUM
ASSOCIATION INC
Town: WARREN

Record and Return To:

CAROLINE RECORD ESQ
BERMAN SAUTER RECORD AND JARDIM PC
PO BOX 2249
MORRISTOWN NJ 07962