



HOLLY MACKEY
Warren County Clerk
Recording Data Cover Page
Pursuant to N.J.S.A 46:26A-5



Bk: 3331 Pg: 167
Instr #: 2023-588969
4 Pages
03/01/2023 02:46:23 PM

MISCELLANEOUS DEED
RECORDED Holly Mackey Warren Co Clerk

Official Use Only

Date of Document 2023-02-01	Type of Document MISCELLANEOUS DEED
First Party Name BROOKFIELD CONDOMINIUM ASSOCIATION, INC.	Second Party Name BROOKFIELD CONDOMINIUM ASSOCIATION, INC.
Additional Parties	

THE FOLLOWING SECTION IS REQUIRED FOR DEEDS ONLY

Block:	Lot:
Municipality	Consideration:
Mailing Address of Grantee	

**THE FOLLOWING SECTION IS FOR ORIGINAL MORTGAGE BOOKING & PAGING INFORMATION FOR
ASSIGNMENTS, RELEASES, SATISFACTIONS, DISCHARGES & OTHER ORIGINAL MORTGAGE AGREEMENTS ONLY**

Original Book:	Original Page:
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WARREN COUNTY, NEW JERSEY RECORDING DATA PAGE

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Forms available at www.co.warren.nj.us/countyclerk

Prepared By: Carole R
Caroline Record, Esq.

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

**CORRECTED REVISED RESOLUTION REGARDING APPROVED COLORS
FOR ROOF SHINGLES AND FRONT DOORS**

P R E A M B L E

A. The Master Deed for Brookfield Condominium Association, Inc. (the "Master Deed"), dated April 20, 1999, as it may have thereafter been amended, and the By-Laws of the Brookfield Condominium Association, Inc. (the "Association") as it may have thereafter been amended (collectively, the "Bylaws"), regarding the community commonly known as Brookfield (the "Development") located in the Township of White, Warren County, New Jersey, were recorded in the Warren County Clerk's Office on April 20, 1999 in Deed Book 1618 at Page 244 et seq.

B. Article X, Section 10.01R of the Master Deed states in pertinent part that no Unit Owner shall paint, decorate or otherwise change the exterior of a Unit or any portion of the Common Elements unless expressly permitted in the Condominium Association's Rules and Regulations or approved in advance in writing by the Board.

C. Article VI, Section 6.01, paragraph E of the Bylaws states that the Board of Directors ("Board") has the power to promulgate, adopt, amend and publish rules and regulations governing the operation and use of the Units and the Common Elements.

D. For the benefit and protection of the Association and of the individual Unit Owners and occupants of the Development, the Board deems it necessary and desirable to revise the rules regarding the permitted colors for roofs and front doors on the Units.

E. This Corrected Revised Resolution shall replace and supersede the Revised Resolution Regarding Approved Colors for Roof Shingles and Front Doors approved by the Board on or about November 9, 2022 and recorded in the Office of the Warren County Clerk on November 21, 2022 in Book 3311 at Page 222 et. seq.

F. This Corrected Revised Resolution was duly introduced and was thereafter adopted by the Board of Directors for the Association at a regular scheduled meeting of the Board, at which a quorum was present, by a majority vote of the members of the Board present and eligible to vote on this matter.

{10982762; 1}

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2023 NOW, THEREFORE, BE IT RESOLVED on this 1 day of FEBRUARY, 2022, that the following colors of roof shingles and front doors are permitted and are the only colors which may be used :

A. The following are the approved colors of Benjamin Moore paint which can be used for the front doors. Any color may be used.

- Deed Sea Green #735
- Kensington Blue #840
- Spice Gold #1040
- Country Redwood #23

B. The following are the color of the roof shingles to be used based on the exterior color of the Unit.

<u>Exterior Color of Home</u>	<u>Timberline Roofs</u>	<u>Tamko Roofs</u>
White	Slate	Virginia Slate
Grey	Charcoal	Rustic Black
Yellow	Russ Wood	Rustic Redwood
Tan	Shakewood	Rustic Cedar
Oyster White	Williamsburg Slate	SlateStone Grey

C. The Board has the discretion to change the above-referenced color requirements, without further amending this Corrected Revised Resolution, based on the availability of the product line.

D. Unit Owners must submit a property modification form to management and receive written approval from the Board prior to the commencement of any work replacing roof shingles.

E. NOTICE AND RECORDING. The Association's managing agent is authorized and directed to prepare correspondence, in appropriate form and substance, and thereafter circulate same, along with a copy of this Corrected Revised Resolution, to all Unit Owners. The Association also authorizes and directs its legal counsel to arrange for recordation of a copy of this Corrected Revised Resolution with the Warren County Clerk's Office in order to establish the recording of this Corrected Revised Resolution in the chain of title.

ATTEST:

Florence Ward
Florence Ward, Secretary

BROOKFIELD CONDOMINIUM
ASSOCIATION, INC.

By: Jack Mattigiani
Jack Mattigiani, President

STATE OF NEW JERSEY
COUNTY OF WARREN

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} SS.:
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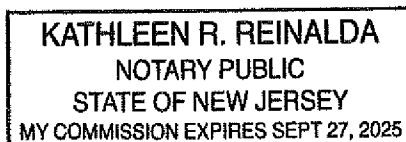
I CERTIFY that on 1, 2023, FEBRUARY personally came before me, and this person acknowledged under oath, to my satisfaction, that:

- (a) this person is the Secretary of Brookfield Condominium Association, Inc. (the "Corporation"), a corporation of the State of New Jersey, named in this document;
- (b) this person is the attesting witness to the signing of this document by the proper corporate officer who is JANE MALTAGLI, the President of the corporation;
- (c) this person knows the proper corporate seal of the Corporation and the proper corporate seal was affixed;
- (d) this document was signed and delivered by the Corporation as its voluntary act and deed by virtue of authority from its Board of Directors; and
- (e) this person signed this acknowledgement to attest to the truth of these facts;
- (f) this Corrected Revised Resolution was duly introduced and was thereafter adopted at a regular scheduled meeting of the Board at which a quorum was present, by a majority vote of the members of the Board eligible to vote on this matter.

Florence Ward
Florence Ward, Secretary

Signed and sworn to before me on the 1
day of FEBRUARY, 2023

Kathleen Reinalda
Notary Public



Record & Return to:
Caroline Record, Esq.
Hill Wallack, LLP
240 Cedar Knolls Road, Suite 400
Cedar Knolls, NJ 07927