

D-2116-198

95-79799

24

(4)

# Cedar Section Condominium, Inc

100 Tall Timbers Road, Sussex, N.J. 07461

Date: November 10, 1995

To: Sussex County Clerks Office  
From: Cedar Village Secretary  
Re: By-law change

The Cedar Village Condominium held an election on May 27, 1995. The purpose was to vote on a by-law change. This was voted on and passed by the Council. It will read as follows:

**AMENDMENT TO THE CEDAR BY LAWS  
RE: ARTICLE IX PARAGRAPH A-2**

By 994 <sup>89.1081</sup> 1119 9-8-77

ARTICLE IX PARAGRAPH A (REPRESENTATIVE TO PROPERTY OWNERS ASSOC.), SUB PARAGRAPH 2 (ELECTIONS) WILL NOW READ AS 2a) AND SUB PARAGRAPH 2b) WILL BE ADDED TO READ.....THE MEMBERSHIP OF THE COUNCIL SHALL ELECT AN ALTERNATE REPRESENTATIVE TO THE BOARD OF DIRECTORS OF THE TALL TIMBERS PROPERTY OWNERS ASSOCIATION. THIS ALTERNATE WILL BE PRESENT AT THE TPOA BOARD MEETINGS WHEN THE REGULAR REPRESENTATIVE CANNOT ATTEND. ALL THE SAME DUTIES WILL APPLY TO THIS POSITION, AS DESCRIBED IN THE BY-LAWS OF THE ASSOCIATION.

SUB PARAGRAPH 2c) WILL BE ADDED TO READ.....IN THE EVENT BOTH THE CEDAR REPRESENTATIVE AND THE ALTERNATE CANNOT BE PRESENT AT A TPOA MEETING, THE CEDAR EXECUTIVE COMMITTEE MAY APPOINT A SUBSTITUTE REPRESENTATIVE TO BE PRESENT.

This change is effective immediately.

Thank you.

Sincerely,

*Paullette Rigolli*  
Paullette Rigolli  
Secretary, Cedar Village

Sworn to before me  
Nov 16 1995

*Donald Strain*

*RJR*  
*Paullette Rigolli*  
*Cedar Sec*  
*26 Woodhull St*  
ARLETTE STRAIN  
Notary Public, State of New York  
No. 21-426877  
County of Kings County  
Town of Kings 0760, 1996

Brooklyn NY 11231

RECEIVED  
95 NOV 20 PM 12:16  
SUSSEX COUNTY CLERK  
NEWTON, N.J.  
RECEIVED  
95 NOV 28 AM 10:13  
SUSSEX COUNTY CLERK  
NEWTON, N.J.

MASTER DEED  
INDEX

14112

SUBJECT	ARTICLE/SECTION	PAGE
SUBMISSION	I	1
LOCATION	II	1
NAME OF CONDOMINIUM	III	1
CAMPSITES	IV	1
COMPLIANCE WITH LAW/USE OF CAMPSITES	V	1
Use as Campground	A	1
Compliance with Documents' Provisions	B	1
COMMON ELEMENTS OF CONDOMINIUM	VI	2
Definition	A	2
Ownership Interest	B	2
Indivisible	C	2
Alteration & Improvements	D	2
Use of Common Elements	E	2
ASSOCIATION PROPERTY	VII	3
Roads	A	3
Rights-of-Way	B	3
Water & Sewage	C	3
RECREATIONAL AMENITIES AND FACILITIES	VIII	3
Condominium; None	A	3
Right to Use	B	3
Election to Use	C	3
Annual Determination	D	3
EASEMENTS/RIGHTS-OF-WAY/RESERVATIONS	IX	3
Declarant's Reservations	A	4
Utility Companies' Rights-of-Way	B	4
Community Right	C	4
Municipality's Access	D	4
Easement for Use	E	4
Development	F	4
Private	G	4
ASSOCIATIONS	X	4
Condominium Council	A	4
Tall Timbers Property Owners' Association	B	7
PROTECTIVE COVENANTS	XI	8
ENFORCEMENT OF COVENANTS	XII	11
LIENS	XIII	11
GRANTEE'S ACCEPTANCE	XIV	12
MUNICIPALITY BENEFICIARY	XV	12
AMENDING THIS DOCUMENT	XVI	12
Declarant's Rights	A	12
Campsite Owners' Rights	B	12
SERVICE OF PROCESS	XVII	12
INCORPORATION OF ASSOCIATION'S BY-LAWS	XVIII	13
SEVERABILITY	XIX	13

COUNTY OF SUSSEX  
 DEPARTMENT OF TAXATION  
 RECEIVED  
 9/17/77 BY [Signature]

(E)

RECORDED

SEP 20 1977

REC'D DEPT. OF TAXATION

1 3 4  
1 3 4  
1 3 4

BOOK 994 PAGE 1081

- (2) **Disqualification:** Any Board member who resigns, is disqualified or is removed as a Board member pursuant to Article VII of these By-Laws, shall also be deemed to have resigned, been disqualified or removed from any office he may hold at that time.
- (H) **Vacancy:** Vacancies caused by resignation, disqualification, death or removal shall be filled by a majority vote of the Board members though less than a quorum. Such successor to an office shall serve for the balance of the unexpired term of the officer whom he replaces.
- (I) **Execution of Instruments:** No agreement, check, document or other instrument shall be binding upon the Council unless entered into on its behalf by the Board and executed by the designated corporate officer(s).
- (J) **Indemnification:** Every officer of the Council shall be indemnified in accordance with the provisions of Article VII, Section L. hereof pertaining to the members of the Board of Directors of the Council.

ARTICLE IX. RELATIONSHIP OF THE COUNCIL TO THE TALL TIMBERS PROPERTY OWNERS ASSOCIATION

- (A) **Representative to Property Owners Association**
  - (1) **Qualification:** The qualifications for the Director of the Property Owners Association are defined in the By-Laws of the Association.
  - (2) **Election:** The membership of the Council shall elect one representative to the Board of Directors of the Tall Timbers Property Owners Association at the Annual Meeting of the Council.
  - (3) **Term:** The representative shall serve for a term of two (2) years.
  - (4) **Meetings:**
    - (a) The representative shall attend Tall Timbers Property Owners Association meetings as defined in the By-Laws of the Association.
    - (b) Said representative shall attend all regular meetings of the Condominium Board of Directors and the Council, including the Annual Meeting.
  - (5) **Removal, Disqualification and Resignation:**
    - (a) The representative may be removed or disqualified or resign in accordance with the By-Laws of the Property Owners Association.
    - (b) Said representative may be removed or disqualified or may resign in the same manner as any Condominium Council director as defined in these By-Laws.
- (B) **Association Committee Powers:** All reasonable Rules and Regulations promulgated by the Campsite Control Committee and the Campground Control Committee of the Tall Timbers Property Owners Association shall be incorporated into the Rules and Regulations promulgated by the Condominium Council and its Board of Directors.

ARTICLE X. ADMINISTRATOR

- The Condominium shall be managed by an Administrator.
- (A) **Appointment:** The Board of Directors by a majority vote shall appoint an Administrator to manage the Condominium. Upon such an appointment the Board by its duly authorized officers shall enter into a Written Agreement with the Administrator setting forth the terms and conditions of the Administrator's employment, said contract to be for a period not in excess of two (2) years.

STATE OF NEW York, COUNTY OF King  
I CERTIFY that on Nov, 27th, 1995

SS:

personally came before me, and this person acknowledged under oath, to my satisfaction, that: Paulette Rigalli

- (a) this person is the Secretary of Cedar Section CONDOMINIUM, 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 Roger Rigalli 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 Directors;
- (d) this person knows the proper seal of the corporation which was affixed to this document; and
- (e) this person signed this proof to attest to the truth of these facts.

Signed and sworn to before me on  
Nov, 27, 1995

Roger Rigalli  
(print name of attesting witness below signature)

Orville Bander

NOTARIAL PUBLIC  
New York State, Subchapter A, York  
No. 21-400377  
Qualified in Kings County  
Term Expires 01/30, 1996

RECORDED & INDEXED  
95 NOV 28 AM 11:05  
SUSSELIAN  
DEPUTY CLERK