

75739

AMENDMENT TO MASTER DEED AND BY-LAWS
OF THE MAPLE SECTION CONDOMINIUM,
VERNON TOWNSHIP, NEW JERSEY
TALL TIMBERS COMMUNITY

The Condominium Council of Maple Section Condominium, a part of the Tall Timbers Community, and the Tall Timbers Property Owners Association, hereby amend Section 11 of the Master Deed of the Maple Section Condominium, which deed was dated September 9, 1975 and recorded in the Sussex County Clerk's Office in Book 962 of Deeds for said County on page 52 on September 10, 1975 as follows:

Paragraph 11 of the Master Deed is hereby amended to read as follows:

"11. The Declarant, the Tall Timbers Property Owners Association, the Council and the Administrator shall comply with all provisions of N.J.A.C. 8-22-1.1 et seq. relating to campgrounds. Thus from November 1 to April 1, the occupancy of any one (1) campsite shall be restricted to a period not to exceed twenty-one (21) days during any thirty (30) day period. Recreational vehicles when not in use may remain on the campsite. As a further means of insuring seasonal use and minimizing Condominium costs, the Tall Timbers Property Owners Association shall discontinue all water service to the campsites in the Condominium during said period of November 1st to April 1st, inclusive, of each year. Declarant shall, however, allow use of individual campsites consistent with the above cited provisions of the New Jersey Administrative Code and shall furnish water and toilet facilities at bath houses owned by Declarant during this period. This provision is a restrictive covenant binding upon all campsite owners. Provided, however, that if the laws of the State of New Jersey which are applicable to this provision shall be altered, changed, modified, or amended or new laws or regulations are enacted then this provision shall be deemed to and shall be automatically amended to conform to such enactment(s)."

The By-Laws of the Maple Section Property Owners Association, which are filed in the Sussex County Clerk's Office as Exhibit A-3 to the aforesaid Master Deed of Maple Section Condominium in Deed Book 962 for said County on page 52&c, are hereby amended as follows:

Article VIII Section 2 Paragraph Y is hereby amended to read as follows:

"Y. The Declarant, the Tall Timbers Property Owners Association, the Council and the Administrator shall comply with all provisions of N.J.A.C. 8-22-1.1 et seq. relating to campgrounds. Thus from November 1 to April 1, the occupancy of any one (1) campsite shall be restricted to a period not to exceed twenty-one (21) days during any thirty (30) day period. Recreational vehicles when not in use may remain on the campsite. As a further means of insuring seasonal use and minimizing Condominium costs, the Tall Timbers Property Owners Association shall discontinue all water service to the campsites in the Condominium during said period of November 1st to April 1st, inclusive, of each year. Declarant shall, however, allow use of individual campsites consistent with the above cited provisions of the New Jersey Administrative Code and shall furnish water and toilet facilities at bath houses owned by Declarant during this period. This provision is a restrictive covenant binding upon all campsite owners. Provided, however, that if the laws of the State of New Jersey which are applicable to this provision shall be altered, changed, modified, or amended or new laws or regulations are enacted then this provision shall be deemed to and shall be automatically amended to conform to such enactment(s)."

This amendment has been enacted in accordance with the provisions of the aforesaid Master Deed and By-Laws, and Tall Timbers, Inc. hereby ratifies the amendment.

MAPLE SECTION CONDOMINIUM

By: Ellen J. Baker
President

ATTEST

Ellen M. Dougall
Secretary

TALL TIMBERS PROPERTY OWNERS
ASSOCIATION, A New Jersey
Corporation.

ATTEST

By: Louise Tropp
Secretary President

TALL TIMBERS, INC.

By: John J. Schneider
John J. Schneider, President

ATTEST

Joseph A. Galanis
Joseph A. Galanis,
Secretary

STATE OF NEW JERSEY:

COUNTY OF SUSSEX: §

BE IT REMEMBERED, that on June 28 , 1981,
before me, the subscriber, Judith A. Regan
, personally appeared Ellen McDougall , who
being by me duly sworn on her oath, deposes and makes
proof to my satisfaction, that she is the Secretary of
Maple Section Condominium, the unincorporated Association
named in the within Instrument; that Ellen J. Baker
is the President of said Association; that the execution, as
well as the making of this Instrument, has been duly authorized
by a proper resolution of the Board of Directors of the said
Association; that deponent well knows the corporate seal of
said Association; and that the seal affixed to said Instrument
is the proper corporate seal and was thereto affixed and
said Instrument signed and delivered by said President as
and for the voluntary act and deed of said Association, in
the presence of deponent, who thereupon subscribed her name
thereto as attesting witness.

Sworn to and subscribed
before me, the date aforesaid.

Ellen M. Dougall
Secretary

Judith A. Regan

JUDITH A. REGAN
Notary Public of New Jersey
My Commission Expires November 5, 1985

STATE OF NEW JERSEY:

COUNTY OF SUSSEX: §

BE IT REMEMBERED, that on June 28 , 1981,
before me, the subscriber, Judith A. Regan :
, personally appeared Joseph A. Galanis, who,
being by me duly sworn on his oath, deposes and makes proof
to my satisfaction, that he is the Secretary of Tall Timbers,
Inc., the Corporation named in the within Instrument; that

John J. Schneider is the President of said Corporation; that the execution, as well as the making of this Instrument, has been duly authorized by a proper resolution of the Board of Directors of the said Corporation; that deponent well knows the corporate seal of said Corporation; and that the seal affixed to said Instrument is the proper corporate seal and was thereto affixed and said Instrument signed and delivered by said John J. Schneider, President, as and for the voluntary act and deed of said Corporation, in presence of deponent, who thereupon subscribed his name thereto as attesting witness.

Sworn to and subscribed
before me, the date
aforesaid.

Joseph A. Galanis
Joseph A. Galanis, Secretary

Judith A. Regan
JUDITH A. REGAN
Notary Public of New Jersey
MY COMMISSION EXPIRES NOVEMBER 5, 1985

STATE OF NEW JERSEY:
COUNTY OF SUSSEX: §

BE IT REMEMBERED, that on June 28, 1981,
before me, the subscriber, Judith A. Regan
, personally appeared Joan Cohen, who
being by me duly sworn on her oath, deposes and makes proof
to my satisfaction, that she is the Secretary of the Tall
Timbers Property Owners, a New Jersey Corporation, the
Corporation named in the within Instrument; that Louise Tropp
is the President of said Corporation; that the
execution, as well as the making of this Instrument, has
been duly authorized by a proper resolution of the Board of
Directors of the said Corporation; that deponent well knows
the corporate seal of said Corporation; and that the seal
affixed to said Instrument is the proper corporate seal and
was thereto affixed and said Instrument signed and delivered
by said President as and for the voluntary act and deed of
said Corporation, in the presence of deponent, who thereupon

subscribed her name thereto as attesting witness.

Sworn to and subscribed
before me, the date
aforesaid.

Juan O. Coler
Secretary

Judith A. Regan
JUDITH A. REGAN

Notary Public of New Jersey

MY COMMISSION EXPIRES NOVEMBER 5, 1985

Prepared by Robert T. Morgenstern, Esq.
Dolan and Dolan, P.A.

HELEN C. ACKERMAN
SUSSEX COUNTY CLERK'S
OFFICE-NEWTON, N.J.

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REC'D & RECORDED

Charge Rec. - Tall Timbers
Return - Dolan & Dolan