

**ORIGINAL AND PROPOSED AMENDMENTS TO BY-LAWS OF THE MAPLE SECTION CONDOMINIUM,  
VERNON TOWNSHIP, NEW JERSEY – TALL TIMBERS COMMUNITY**

The Condominium Council of the Maple Section Condominium, a part of the Tall Timbers Community, hereby amends the following parts of the by-laws of the Maple Section Condominium. The by-laws of the Maple Section Property Owners Association are filed in the Sussex County Clerk's Office, Newton, NJ as Exhibit A-3 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 deed for said county on page 52 on September 10, 1975.

**The by-laws of Maple Section, Article III "Council of Co-Owners" Section 2 Voting**

*"Section 2. Voting. At all meeting of the council each campsite owner shall be entitled to vote in accordance with his percentage interest in the common elements as forth in the Master Deed. As to matters involving the disposition of assets, or the placing of liens thereon, or the granting of rights or easements therein no such action shall be effective unless each camp site owner shall obtain the consent of the holder of any first mortgagee on the campsite owned by him. Each vote shall be cast by the person, and in cases where title to a campsite is in more than one name, in whose same membership in the condominium is registered (herein sometimes called "Campsite Owner") or by his proxy when filed with the Secretary of the Council."*

**Shall be amended to read**

Section 2. (A) Voting: At all meetings of the council each campsite owner shall be entitled to vote in accordance with his percentage interest in the common elements as set forth in the Master Deed. As to matters involving the disposition of assets, or the placing of liens thereon, or the granting of rights or easements therein no such action shall be effective unless each camp site owner shall obtain the consent of the holder of any first mortgagee on the campsite owned by him.

(i) Each vote shall be cast by the person and in cases where title to a campsite is in more than one name, the co-owners of that campsite are entitled to jointly submit one vote to represent their campsite on any given issue or by his proxy as described in Section 3 when filed with the Secretary of the Council.

(ii) If co-owners of a single campsite submit, in person and/or by proxy, more than one intended vote on a given issue none of the intended votes for that campsite on that issue shall be recognized as valid.

(iii) An individual owning more than one campsite shall be entitled to one vote for each campsite owned.

(B) Loss of Voting Privilege: If the common expense charge and/or a special assessment and/or related interest charges or costs are not paid when due, the vote for such a campsite shall be lost as long as any delinquency continues.

(C) Method of Voting: A vote may be cast in person at the meeting at which the subject is being voted upon or by filing a proxy as described in Section 3.

(D) Determination of Voting Results: A majority of total eligible votes present, in person or by proxy, at that meeting, where a quorum has been established shall decide the questions unless the Master Deed or By-Laws provide otherwise in which event the percentage of votes required shall control.

(E) Notification of Vote Results: The secretary of the Council shall be responsible for the prompt notification of the membership of the matters discussed at all meeting and the outcome of any vote on any issue placed before the membership.

(F) Waiver and Consent to Dispense with a Vote: Whenever the vote of members at a meeting is required or permitted by any provision of these By-Laws to be taken in connection with any action of the Council, the

meeting and vote of members may be dispensed with if not less than a majority of the members who would have been entitled to vote upon the action, if the meeting were held, shall consent in writing to such action being taken; however, notice of such action shall be given to all members.

**The by-laws of Maple Section, Article III "Council of Co-Owners" Section 3 Proxies**

*"Section 3. Proxies: A vote may be cast in person or by proxy. To be valid proxies must be duly signed, dated and must be filed with the Secretary before the appointed time of the meeting. A proxy is valid only for the particular meeting designated therein. A proxy may be revoked by the campsite owner by appearance in person at the meeting and filing with the Secretary a written notice of the revocation."*

**Shall be amended to read:**

Section 3. Proxies: A vote may be cast in person or by proxy. To be valid proxies must be duly signed, dated and witnessed and must be filed with the Secretary before the appointed time of the meeting. A proxy is valid only for the particular meeting designated therein. A proxy may be revoked by the campsite owner by appearance in person at the meeting and filing with the Secretary a written notice of the revocation.

(A) The Secretary of the Council shall be responsible for providing each campsite owner with an official form for voting by proxy. This form shall:

- (i) Be enclosed with the Notice required in Article III Section 7
- (ii) Set forth, but not be limited to, the following items: the campsite for which the member is voting, the issues to be voted upon by the membership, a place for the member to indicate his vote, a signature line and a return address.

(B) The campsite owner voting his campsite by proxy shall complete the proxy form, sign it and return it to the address indicated on the form to arrive prior to the meeting for which the notice was sent.

(C) Each proxy so filed, which represents a vote cast in compliance with Article III Section 4, shall represent the vote of that campsite at that meeting as if the vote were cast in person at that meeting.

(D) The proxies provided for in this section shall only be valid for the particular meeting designated thereon.

**The by-laws of Maple Section, Article III "Council of Co-Owners" Section 5 which reads:**

*"Section 5. Annual Meetings: Annual meetings of the Council shall be held at 10:00 a.m. on the 4<sup>th</sup> day of July each year at which time the Council shall elect officers and may transact such other business as may come before the Council."*

**Shall be amended to read:**

Section 5. Annual Meeting: The annual meeting of the Council shall be held at 10:00 a.m. on the third Saturday of May each year at which time the Council shall elect officers and may transact such other business as may come before the Council.

**The by-laws of Maple Section, Article III "Council of Co-Owners" Section 9 which reads:**

*"Section 9. Quorum: A quorum at any meeting of the Council shall consist of 2/3rds of the persons entitled to vote thereat. A quorum once established may not be broken by the withdrawal of one or more campsite owners. Campsite owners present may adjourn the meeting despite the absence of a quorum."*

**Shall be amended to read:**

Section 9. Quorum: A quorum at any meeting of the Council shall consist of fifty-one (51%) of the persons entitled to vote thereat. A quorum once established may not be broken by the withdrawal of one or more campsite owners. Campsite owners present may adjourn the meeting despite the absence of a quorum.

**The by-laws of Maple Section, Article IV "Officers" Section 1**

*"Section 1. Election: At the April Meeting of the Council every other year there shall be nominated a President, a Vice President a Secretary and an Assistant Secretary (Treasurer). A mail ballot shall be sent to all members to be returned not later than the May Meeting of the Council. The elected officers shall serve for a term of two years. Only the President shall not be able to succeed himself."*

**Shall be amended to read:**

Section 1. Election: Prior to the April meeting the secretary will notify by mail, all council members that at the April meeting every other year, the Council will nominate a President, a Vice President a Secretary, and Treasurer. Nominations will be officially closed at adjournment of the April meeting. Notification and ballots will be mailed to all members and returned to the Council prior to the May meeting, if and only if, there is more than one (1) person running for a specific office. If only one person runs for an office, the secretary will then cast one vote for that position and said position will be considered elected at the May meeting. Officers will be seated at the June meeting.

Each Campsite Owner shall be entitled to vote in accordance with his percentage interest in the common elements as indicated in Section 2.

The election will take place at the May meeting. Such officers shall be elected for a term of two years, commencing immediately after the successors are elected and qualify. The candidate receiving a majority in interest of votes cast for the particular office shall be declared elected."

An officer may serve for an unlimited number terms so long as he has been re-elected by the Council.

If a member of the Executive Council is unable to fulfill his term of office, the remaining officers will elect an interim officer.

**The by-laws of Maple Section, Article IV entitled "Officers" Section 4 Secretary**

*"Section 4. Secretary. The Secretary shall keep a written record of all actions of the Council. He shall attend to the giving of all notices to the Campsite Owners and shall supervise the service thereof. He shall prepare and have available, at each meeting of the Council, a certified list of the names of the Campsite Owners and of their percentage interest in the general common elements. He shall perform such other duties normally incident to the office of Secretary as may be required by the Council or the President."*

**Shall be amended to read:**

Section 4. Secretary. The Secretary shall keep a written record of all actions of the Council. He shall attend to the giving of all notices to the Campsite Owners and shall supervise the service thereof. He shall prepare and have available, at each meeting of the Council, a certified list of the names of the Campsite Owners and of their percentage interest in the general common elements. He shall perform such other duties normally incident to the office of Secretary as may be required by the Council or the President.

(A) Assistant Secretary: The Assistant Secretary shall perform such duties as may be delegated to him by the Secretary and shall exercise the powers and perform the duties of the Secretary in the latter's absence or disability.

**The by-laws of Maple Section, Article IV entitled "Officers" Section 5 Assistant Secretary**

*"Section 5: Assistant Secretary: The Assistant Secretary shall perform such duties as may be delegated to him by the Secretary and shall exercise the powers and perform the duties of the Secretary in the latter's absence or disability."*

**Shall be removed and replaced with:**

Section 5: Treasurer: The Treasurer shall have charge and custody of, and be responsible for all funds and securities of the Association; shall deposit or cause to be deposited all such funds and securities in such depositories as the officers may direct; shall keep or cause to be kept correct and complete accounts and records of all financial transactions of the Association and shall submit or cause to be submitted to the Association an Annual Report of the financial status of the Association and such other reports as law or these By-laws or the officers may from time to time require.

**The by-laws of Maple Section, Article IV, "Representative to the Tall Timbers Community Board" Section 6**

*"The Council shall elect a representative and an alternate to the Tall Timbers Advisory Board. The alternate shall take the place of the representative when the representative is not available and shall have all the voting rights and privileges accorded to the representative. The Tall Timbers Advisory Board Secretary will be notified prior to the Tall Timbers Property Owners Association meets as to whether the representative or the alternate will represent the Maple Village Council."*

**Shall be amended to read:**

**The by-laws of Maple Section, Article IV, Section 6, entitled "Representative to the Tall Timbers Community Board"**

Section 6. Representative to the Tall Timbers Community Board. In April the Council will elect a representative and an alternate representative to the Tall Timbers Advisory Board. The alternate shall take the place of the representative when the representative is unavailable and shall have all the voting rights and privileges accorded to the representative to the Tall Timbers Advisory Board. If said representative or alternate is unavailable to attend the Tall Timbers Advisory Board; the Council will be represented by the following officers in the order of availability. President, Vice President, Secretary, or Treasurer and shall have all the same voting rights and privileges accorded to the representative to the Tall Timbers Advisory Board.

Said Board shall consist of the officers of the Tall Timbers Property Owner's Association and an elected representative of each Condominium within the Tall Timbers community. Said representative when elected shall serve on the Advisory Board for a two year term without remuneration. Function of the Advisory Board shall be to meet and consult with the owner and/or the Tall Timbers Management Corporation and to guide and advise the said owner and the management Corporation of the operation and management of the community known as Tall Timbers. In addition, the owner of the Tall Timbers Management Corporation shall by December 31 of each year submit the next year's annual proposed budget to the advisory Board for its inspection and comment. The Board at its discretion shall make its recommendation to each licensee (property owner) as to any line budgeted item if the same is classified as a recreational expense, so the same can be amended or deleted by single majority vote of licensees, as set forth in Paragraph 8C of the Facility License Agreement. Whenever possible the owner and/or Management Corporation shall manage the Tall Timbers community so as to reflect the attitudes, needs and desires of the individual campsite owners and condominiums, as expressed by the Advisory Board, provided however that the owner and/or Management Corporation shall not be bounds by any action of the Advisory Board. The said Advisory Board shall meet with the owner and/or Management Corporation at least two (2) times a year at a time and place within the Tall Timbers community selected by the owner and/or Advisory Board of the time and place of the meeting."

**The by-laws of Maple Section, Article VI Powers and Duties of Council and Administration, Section 1 (E)**

*"(E) To modify or amend these By-Laws but only upon the affirmative vote of the Campsite Owners representing more than half (50%) of the value of the property in the condominium in the matter set forth in Article XXI herein. And*

*provided that no such modification or amendment is effective until embodied in a recorded instrument which shall be recorded in the Sussex County Clerk's Office in the same manner as the Master Deed and these original By-Laws."*

**Shall be amended to read:**

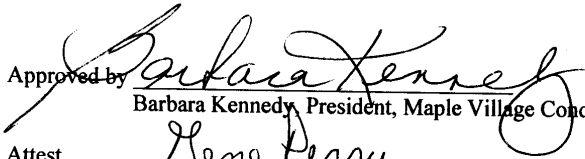
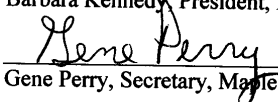
To modify or amend these By-Laws but only upon the affirmative vote of the Campsite Owners representing fifty-one percent (51%) of the value of the property in the condominium in the matter set forth in Article XXI herein. And provided that no such modification or amendment is effective until embodied in a recorded instrument which shall be recorded in the Sussex County Clerk's Office in the same manner as the Master Deed and these original By-Laws.

**The by-laws of Maple Section, Article XX Amendment Section 1 (B)**

*"(B) Resolution. A Resolution adopting a proposed amendment may be proposed by the Council or any Campsite Owner and after being proposed, must be approved by the affirmative vote of the Campsite Owners representing two-thirds (2/3rds) or more of the total value of the property."*

**Shall be amended to read:**

(B) Resolution. A Resolution adopting a proposed amendment may be proposed by the Council or any Campsite Owner and after being proposed, must be approved by the affirmative vote of the Campsite Owners representing fifty-one percent (51%) or more of the total value of the property.

Approved by   
Barbara Kennedy, President, Maple Village Condominium  
Attest   
Gene Perry, Secretary, Maple Village Condominium

9-27-2008  
Dated  
9/27/2008  
Dated

State of New Jersey  
County of Sussex

I certify that on Sept 27, 08, Gene Perry personally came before me and this person acknowledged under oath to my satisfaction that:

- This person is the Secretary of the Maple Section Condominium the Corporation named in this document
- This person is the attesting witness to the signing of this document by the proper corporate office who is Barbara Kennedy, the President of the Corporation.
- This document was signed and delivered by the Corporation as a voluntary act duly authorized by a proper resolution voted on by the membership in accordance with the then existing by-laws.

20081118010274050 5/5  
11/18/2008 08:50:15 AM D AMEND  
Recording Fee: \$80.00  
Tax Fee: \$.00  
Consideration: \$.00  
Buyers Fee: \$.00  
LPHIPPS

**Record and return to:**  
Mrs. Barbara Kennedy  
814 Third Street  
Secaucus, NJ 07094

Yesenia Rivera  
Notary Public of New Jersey  
My Commission Expires 4-30-09  
