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Bergen County Recording Data Page
Honorable John S. Hogan
Bergen County Clerk



Official Use Only - Barcode



19-010747 Deed
V Bk: 03179 Pg: 0272-0277 Rec. Fee \$93.00
John S. Hogan, Bergen County Clerk
Recorded 02/14/2019 09:49:05 AM

Official Use Only - Realty Transfer Fee

Date of Document:

01/31/2019

Type of Document:

Eighth Amendment to Master Deed and
By-Laws with Marginal Notation

First Party Name:

Executive House Condominium Association

Second Party Name:

Additional Parties:

THE FOLLOWING SECTION IS REQUIRED FOR DEEDS ONLY

Block:

237

Lot:

2.B

Municipality:

Hackensack

Consideration:

Mailing Address of Grantee:

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

Original Book:

Original Page:

BERGEN COUNTY RECORDING DATA PAGE

Please do not detach this page from the original document as it contains important recording information and is part of the permanent record.

Record and Return to:
Donald M. Onorato, Esq. ✓
15 Bergen Street, 2nd Floor
Hackensack, NJ 07601

Prepared by:

Donald M. Onorato, Esq.

**EXECUTIVE HOUSE CONDOMINIUM ASSOCIATION
EIGHTH AMENDMENT TO MASTER DEED AND BY-LAWS**

THIS Eighth Amendment to the Master Deed made this 31st day of January, 2019, by the Executive House Condominium Association, Inc., a New Jersey non-profit corporation, with offices at 301 Beech Street, Hackensack, Bergen County, New Jersey 07601 (hereinafter referred to "Association") and

WHEREAS, the Sponsor, Green Mountain Homes, Inc., a New Jersey Corporation recorded the Master Deed of the Association in the office of Bergen County Clerk on April 18, 1985, in Deed Book 6913, Page 916, et seq. and as amended; and

WHEREAS, the Association was formed to hold title and serve a means through which the condominium unit owners may take action with regard to the administration, management, maintenance, repair and operation of the property, in accordance with the provisions of the Master Deed; and

WHEREAS, N.J.S.A. 45:22A-46 "The Planned Real Estate Development Full Disclosure Act" ("PREDFDA"), P.L. 1977, c. 419 (C. 45:22A-12 et seq.) provides, among other things, that a

community association's executive board may amend the association's By-Laws after giving notice to all association members a proposed amendment; and

WHEREAS, the property is a planned real estate development as defined by N.J.S.A. 45:22A-23(h) and the Association is an association as defined by N.J.S.A. 45:22A-23(n); and

WHEREAS, PREDFDA permits the Association to amend its By-Laws after providing notice to all Association members of a proposed amendment; and

WHEREAS, the Association wishes to reduce the quorum required in order to conduct a homeowners' meeting pursuant to Article III, Section 6 of the Association's By-Laws; and

WHEREAS, the Association wishes to take advantage of advanced technology so that it may conduct any election or vote by utilizing electronic means;

NOW, THEREFORE, BE IT RESOLVED that upon recordation of this Eighth Amendment to the By-Laws in the Office of the Clerk of Bergen County, the By-Laws are hereby amended as follows:

Article III, Section 6 of the By-Laws entitled "Quorum is stricken in its entirety and shall read as follows:

Section 6. Quorum: Presence in Person or by Proxy of Unit Owners holding at least thirty-eight percent (38%) or more ownership

interest in the common elements (as defined in the Master Deed) shall constitute a quorum at a meeting of the unit owners.

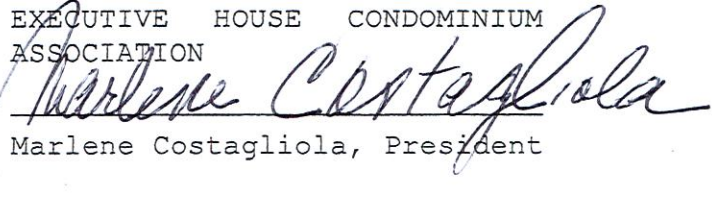
Article VI of the By-Laws shall have a new Section 13 which shall state as follows:

In addition to voting by written ballot or proxy, the Association shall be permitted to conduct any election or vote by means of electronic voting based upon all available technology in effect at the time an election is conducted. Electronic voting shall be utilized for any unit owner who consents, but if a unit owner does not provide consent, the Association shall continue to use proxies or ballots which are always available.

The Association through its Board of Directors has caused this Eighth Amendment to the By-Laws to be executed this day and year first above written.

EXECUTIVE HOUSE CONDOMINIUM
ASSOCIATION

By:


Marlene Costagliola, President


Donald M. Onorato, Esq., Witness

STATE OF NEW JERSEY :

: SS

COUNTY OF BERGEN :

BE IT REMEMBERED, that on this 31st day of January, 2019 before me, the subscriber, personally appeared, Marlene Costagliola, who being by me duly sworn on her oath, deposes and makes proof to my satisfaction, that she is the President of Executive House Condominium Association, Inc., the Corporation named in the within instrument; that the execution of this document as well as the making of this instrument, has been duly authorized by a proper vote of the membership and a proper resolution of the Board of Trustees of said corporation; and that the seal affixed to the instrument is the proper corporate seal and was thereto affixed and said instrument was signed and delivered by the acting President as and for the voluntary act and deed of said corporation, in the presence of deponent, who thereupon subscribed her name as attesting witness.

(Notary Public of the State of New Jersey)

DONALD M. ONORATO
My Commission Expires:
ATTORNEY AT LAW
STATE OF NEW JERSEY