

DANA RONE
ESSEX COUNTY REGISTER OF DEEDS & MORTGAGES



Hall of Records
465 Martin Luther King Jr Blvd
Room 130
Newark, NJ 07102
(973) 621-4960

***RETURN DOCUMENT TO:**
LAW OFFICES OF ARNOLD J. CALABRESE
25B HANOVER ROAD
SUITE 120
FLORHAM PARK, NJ 07932

Instrument Number - 2016064599
Recorded On 7/29/2016 At 2:34:29 PM

* Instrument Type - DEED

Invoice Number - 69695 User ID: JM

* Grantor - VILLAGE MEWS ASSOCIATION, INC.

* Grantee - VILLAGE MEWS ASSOCIATION, INC

* PARCEL IDENTIFICATION NUMBER
N/A-SOUTH ORANGE

***Total Pages - 3**

*** FEES**

NJ PRESERVATION ACCOUNT	\$20.00
REGISTER RECORDING FEE	\$30.00
HOMELESSNESS TRUST FUND	\$3.00
TOTAL PAID	\$53.00

I hereby CERTIFY that this document is
Recorded in the Register of Deeds & Mortgages Office
of Essex County, New Jersey

Dana Rone
Register of Deeds & Mortgages

THIS IS A CERTIFICATION PAGE

Do Not Detach

THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT

* - Information denoted by an asterisk may change during the verification process and may not be reflected on this page.

INSTRUMENT NUMBER - 2016064599



Record and Return to: **LAW OFFICES OF ARNOLD J. CALABRESE**
A Professional Corporation
25B Hanover Road, Suite 120
Florham Park, New Jersey 07932

**VILLAGE MEWS ASSOCIATION, INC.
AMENDMENT TO BY-LAWS
REGARDING BOARD MEMBERS SERVING AS OFFICERS**

THIS AMENDMENT to the By-Laws of **VILLAGE MEWS ASSOCIATION, INC.** is made this 20th day of July, 2016, by **VILLAGE MEWS ASSOCIATION, INC.** a non-profit corporation located in the Village of South Orange, County of Essex, in the State of New Jersey (the "Association.")

WHEREAS, by Master Deed recorded on December 23, 1986, in the Office of the Essex County Clerk in Deed Book 4950 at Page 85, et seq., Village Mews Association, Inc., has been established upon certain lands in the Village of South Orange, County of Essex and State of New Jersey, all pursuant to N.J.S.A. 46:8B-1, et seq.; and

WHEREAS, Article VII, Section 1, of the By-Laws provides for the following regarding the eligibility of Board members to serve as officers of the Association:

“DESIGNATION: The principal office[r]s of the Association shall be the President, Vice-President, Secretary and Treasurer, all of whom shall be elected by the Board of Trustees. The Board of Trustees may appoint an Assistant Treasurer, an Assistant Secretary and such other officers as in its judgment may be necessary. **The President and Vice-President, but not other officers, shall be members of the Board of Trustees.**” (Emphasis added).

WHEREAS, the Board of Trustees has had difficulty finding non-board members to serve as officers for the Association; and

WHEREAS, the Board of Trustees believes that requiring all Officers to be Board Members will benefit the Association by having fiduciaries who have an interest in the administration and management of the Association and who have been elected to the Board by the Membership; and

WHEREAS, the Board of Trustees believes that requiring all Officers to be Board Members will not adversely affect the Membership and will prove more efficient in managing the Association; and

WHEREAS, pursuant to Article XVI, Section 1 of the By-Laws,

“[T]hese By-Laws may be modified or amended by the affirmative vote of at least seventy-five (75%) percent of all the votes eligible to be cast by all Unit Owners (whether or not present) at a meeting of Unit Owners duly held for such purpose. In the event that at a meeting called for purpose of making an amendment to these By-Laws, a quorum is not obtained, then in that event at the adjourned meeting the aforestated required percentage shall be reduced to forty (40%) percent

provided at least ten days written notice has been given to all Unit Owners as to the adjourned meeting date...


Modifications and amendments shall be recorded with the Essex County Register's Office in order for the same to be valid and operative."; and

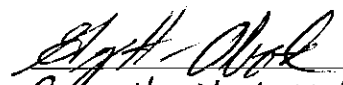
WHEREAS, the required number of votes has been obtained to amend these By-Laws.

NOW, THEREFORE, Article VII, Section 1 of the By-Laws of Village Mews Association, Inc. is deleted in its entirety and the following shall be substituted in its place:

"Section 1. DESIGNATION: The principal officers of the Association shall be the President, Vice-President, Secretary and Treasurer, all of whom shall be appointed by the Board of Trustees annually at the organization meeting of the Board immediately following the annual election meeting. The Board of Trustees may appoint an Assistant Treasurer, an Assistant Secretary and such other officers as in its judgment may be necessary. All officers shall be members of the Board of Trustees."

WITNESS WHEREOF, this amendment to the By-Laws of Village Mews Association, Inc. has been executed on this 20th day of July, 2016 by and on behalf of **VILLAGE MEWS ASSOCIATION, INC.**

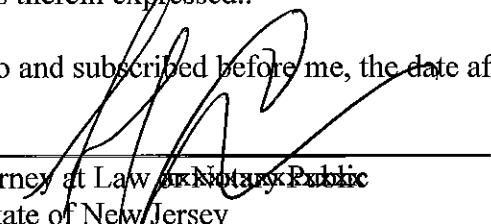
7-20-16
DATED 
DIANA ULLMAN, *President

7/20/16
DATED 
Greg H. Obod **, Acting Secretary

STATE OF NEW JERSEY)
COUNTY OF ESSEX)SS

BE IT REMEMBERED that on the 20th day of July, 2016, before me, the subscriber, an Attorney at Law or Notary Public of the State of New Jersey, personally appeared Diana Ullman*, President, and Greg H. Obod**, Acting Secretary, of Village Mews Association, Inc., a New Jersey nonprofit corporation, who, I am satisfied, are the persons named in and who executed the within Instrument, after notice and meeting upon a vote of the membership in accordance with Governing Documents, and thereupon they acknowledge that they signed, sealed and delivered the same as the act and deed of the Association for the uses and purposes therein expressed..

Sworn to and subscribed before me, the date aforesaid.


An Attorney at Law or Notary Public
of the State of New Jersey
Arnold J. Calabrese