

**KINGSBERRY ACRES CONDOMINIUM ASSOCIATION, INC.
AMENDMENT TO THE MASTER DEED
AUTHORIZING THE ACCELERATION OF ASSESSMENTS**

WHEREAS, the Kingsberry Acres Condominium Association, Inc. (the "Association") was created by, among other things, a **Master Deed (the "Master Deed")** and accompanying **Bylaws (the "Bylaws")**, dated **July 11, 1983** and recorded in **Deed Book 1482, Page 808, et seq.** in the Office of the Clerk of Somerset County; and

1983 Deed 14820808
WHEREAS, the Master Deed, Section 18, provides, "This Master Deed may be amended at any time after the date hereof by a vote of at least two-thirds (2/3) of all Unit Owners at any meeting of the Association duly held in accordance with the provisions of the By-Laws of the Association;" and

WHEREAS, the Board of Trustees believes it is in the best interest of the Association to adopt an Amendment to the Master Deed authorizing the Association to accelerate the full annual assessment on the accounts of unit owners who are delinquent in their monthly assessment payments; and

WHEREAS, a meeting of the membership was held on the 21st day of March, 2016, in order to vote whether to adopt an Amendment to the Master Deed permitting the acceleration of assessments on delinquent unit owner accounts; and

WHEREAS, at least two-thirds (2/3) of those members present or voting by proxy voted to adopt the amendment; and



BRETT A. RADI COUNTY CLERK
SOMERSET COUNTY, NJ
2016 MAY 18 10:01:50 AM
BK: 6872 PG: 3854-3857
INSTRUMENT # 2016019090

NOW, THEREFORE THE MASTER DEED IS AMENDED AS FOLLOWS:

1. The following paragraph shall be added to Master Deed, Section 8:

The charges and expenses represented in the annual assessment for common expenses become effective as a lien against each Unit on the first day of each fiscal year. If any Unit Owner's monthly payment towards the annual assessment, remains unpaid for more than thirty (30) days after it is due and payable, the entire amount of the annual assessment shall become due and payable immediately.

2. Any terms of the Master Deed that may be in conflict with Paragraph 1, above, are hereby deemed null and void.
3. All other terms and conditions of the Master Deed shall remain in full force and effect.
4. Notwithstanding the full execution of this Amendment, this Amendment shall not take effect until recorded in the Somerset County Clerk's Office.

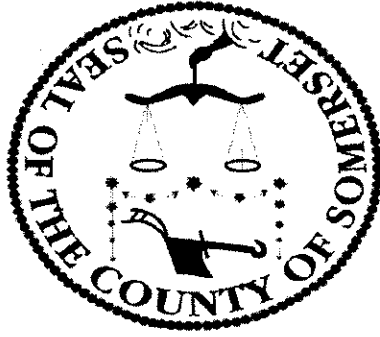
IN WITNESS WHEREOF, the undersigned have executed this Amendment to Master Deed of the Kingsberry Acres Condominium Association, Inc. the day and year listed above.

WITNESS:

Wilde Pen

KINGSBERRY ACRES CONDOMINIUM
ASSOCIATION, INC.

Dean Hancock
Dean Hancock, President

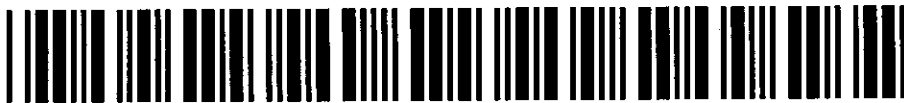


BRETT A. RADI
SOMERSET COUNTY CLERK
20 GROVE STREET
P.O. BOX 3000
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Recorded: 05/18/2016 10:01:50 AM
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Instrument No.: 2016019090
AGTDEEDN 4 PGS \$63.00

Recorder: HECKMAN

DO NOT DISCARD



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