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

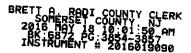
WHEREAS, the Master Deed, Section 18, provides, "This Master Deed may be amended at any time after the date hereof by a vote of at least two-thirds (2/3) of all Unit Owners at any meeting of the Association duly held in accordance with the provisions of the By-Laws of the Association;" and

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





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:

Midel Key

KINGSBERRY ACRES CONDOMINIUM

ASSOCIATION INC.

Dean Hancock, President

NOW THEREFORE, Dean Hancock, the President of Kingsberry Acres Condominium
Association, Inc., based on the authority
granted by the Association's Master Deed,
By-laws and the membership vote reflected
above, hereby submits this resolution for
recordation in the Somerset County Clerk's
Office.

Kingsberry Acres Condominium Association, Inc.

Dean Hancock, President

ACKNOWLEDGMENT

STATE OF NEW JERSEY) ss. COUNTY OF SOMERSET)

On the 21st day of March, 2016, Dean Hancock personally appeared before me and this person acknowledged under oath, to my satisfaction, that:

- (a) this person signed and delivered the foregoing document as the President of Kingsberry Acres Condominium Association, Inc. (the "Corporation"), named in this document; and
- (b) this document was signed and delivered by the Corporation as its voluntary act and deed by virtue of authority from its Board of Trustees.

Sworn and subscribed to before """

me this 21st day of

March, 2016.

NOTARY PUBLIC - NEW TERSEY.

W. F. Hoever
NOTARY PUBLIC OF NEW JERSEY
ID No. 2095905
My Commission Exp. April 12, 2017

RECORD AND RETURN TO:
ICGOVERN LEGAL SERVICES, LLC
P.O. BOX 1111
NEW BRUNSWICK, NJ 08903-1111



BRETT A. RADI SOMERSET COUNTY CLERK 20 GROVE STREET P.O. BOX 3000 SOMERVILLE, NJ 08876-1262

Recorded:

05/18/2016 10:01:50 AM

Book:

OPR 6872 Page: 3854-3857

Instrument No.:

2016019090

AGTDEEDN 4 PGS \$63.00

Recorder:

HECKMAN

DO NOT DISCARD



2016019090