

Prepared By: _____
Jason T. Shafron, Esq.

FOURTH AMENDMENT TO MASTER DEED
OF
MOUNTAIN SHADOWS AT FRANKLIN LAKES, A CONDOMINIUM
ASSOCIATION

WHEREAS, Mountain Shadows at Franklin Lakes, A Condominium Association, a New Jersey corporation, was previously established by Master Deed of Mountain Shadows at Franklin Lakes, A Condominium Association ("Master Deed"), dated March 4, 1985, and recorded in the office of the Bergen County Clerk on August 22, 1985, in Deed Book 6919, at page 689 et seq., as same has been amended from time to time; Municipal Lot 1, Block 2503, Borough of Franklin Lakes.

WHEREAS, the Waste Treatment Plant referenced in Section 4(j) of the Master Deed will be removed and Mountain Shadows at Franklin Lakes will be connected to the Borough of Franklin Lakes sanitary sewer system; and

WHEREAS, this Fourth Amendment to the Master Deed, was duly adopted by Resolution of the Board of Trustees on the 16th day of September, 2015;

NOW THEREFORE, this Fourth Amendment to Master Deed shall amend the Master Deed as follows:

1. Section 4(j) regarding appurtenances shall now read:
 - (j) *All other elements of the Condominium rationally of common use or necessary to the existence, upkeep and safety thereof, including but not limited to, all connections to the sanitary sewer system.*
2. Exhibit "B" to the Master Deed shall be amended to remove all references to the waste treatment package plant.

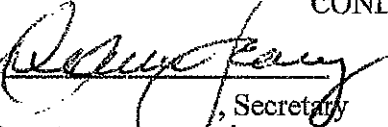
IN WITNESS WHEREOF, the undersigned as officers of the Mountain Shadows at Franklin Lakes, A Condominium Association have hereunto affixed their

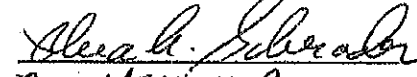
hands the day and year first above written.

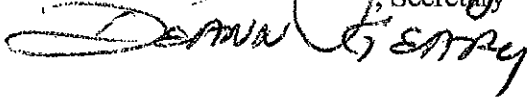
ATTEST:

MOUNTAIN SHADOWS AT FRANKLIN LAKES, A
CONDOMINIUM ASSOCIATION

By:


Secretary


RHEA H. SCHRADER, President



STATE OF NEW JERSEY :

SS. :

COUNTY OF BERGEN

I CERTIFY that on September 30th, 2015, DeAnn Geary personally came before me and this person acknowledged under oath, to my satisfaction, that:

- (a) this person is the Secretary of the Mountain Shadows at Franklin Lakes, A Condominium Association, a nonprofit corporation of the State of New Jersey, named in this document; ☐
- (b) this person signed this document as attesting witness for the proper corporate officer who is Alan Schrader, the President of the corporation; ☐
- (c) this person knows the proper corporate seal of the corporation and the proper corporate seal was affixed; ☐
- (d) this document was signed and delivered by the corporation as its voluntary act and deed by virtue of authority from its Board of Directors; and ☐
- (e) this person signed this acknowledgment to attest to the truth of these facts. ☐

Signed and sworn before me
on September 30, 2015

[Signature]
Notary Public ☐

[Signature], Secretary
DeAnn Geary

RECORD AND RETURN TO:

Jason T. Shafron, Esq. ☐
Shafron Law Group, LLC
2 University Plaza, Suite 400
Hackensack, New Jersey 07601

GREGORY SCHER
Notary Public
State of New Jersey
My Commission Expires Oct 3, 2017