

RECORDING FEE \$ 22.00
PAID 74
Deed

Kathleen A. Brown
COUNTY CLERK

065890

RECORDED - BERGEN COUNTY

91 JUL 19 AM 10:58

Prepared by and
Record and Return to:

Nancy E. DeSimone
Nancy E. DeSimone, Esq.
E. Richard Kennedy Attorneys
150 River Road, Suite 4K
Montville, New Jersey 07045

FIRST AMENDMENT TO

BY-LAWS

OF

MOUNTAIN SHADOWS AT FRANKLIN LAKES,

A CONDOMINIUM ASSOCIATION

This Amendment to the Association By-Laws, made this 23 day of January 1991 ~~December, 1990,~~ by Mountain Shadows at Franklin Lakes Condominium Association, located in the Borough of Franklin Lakes, County of Bergen and State of New Jersey.

WHEREAS, the Master Deed and By-Laws of Mountain Shadows at Franklin Lakes, a Condominium, was dated the 4th day of March, 1985 and recorded on May 14, 1985 in the Office of the Clerk of the County of Bergen, in Book 6919, page 689 & c.

WHEREAS, the Public Offering Statement for Mountain Shadows at Franklin Lakes, dated May 17, 1985, contains a restriction against structural alterations, additions or improvements; and

WHEREAS, the Association desires to record the restrictions against structural alterations, additions or improvements as an amendment to the By-laws; and

WHEREAS, in accordance with Article XIII by the By-Laws, this amendment was approved at a duly constituted meeting of the Association held on January 9, 1990 for this purpose by an affirmative vote of at least fifty-one (51%) of the votes entitled to be cast;

THEREFORE:

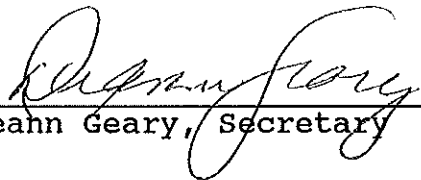
No member shall make any exterior alteration, addition or improvement to his unit including modification to exterior unit walls; installation of greenhouses, dormers, awnings or grillwork; extension of decks; or any other alteration which would increase the living space within a building or a particular unit therein.

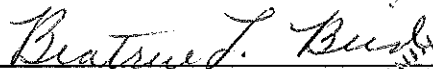
WITNESSETH:

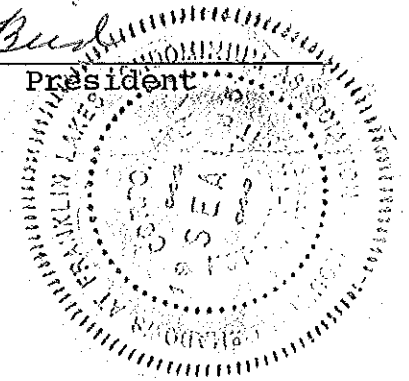
Mountain Shadows at Franklin Lakes Condominium Association has caused its officers to properly execute this instrument the day and year first written above.

ATTEST:

Mountain Shadows at Franklin Lakes
Condominium Association


Deahn Geary, Secretary


Beatrice L. Bird, President



STATE OF NEW JERSEY}

SS:

COUNTY OF BERGEN }

JANUARY 23 1991

I certify on ~~December~~ , 1990 personally came before me, Deann Geary and this person acknowledged under oath, to my satisfaction, that:

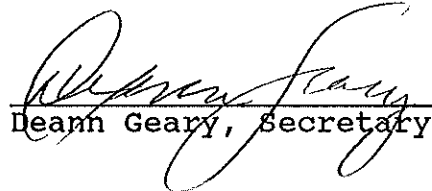
(a) this person is the Secretary of the Association named in this document;

(b) this person is the attesting witness to the signing of this document by Beatrice Bird, the proper corporate officer, who is the President of the Association;


(c) this document was signed and delivered by the Association as its voluntary act duly authorized by a proper resolution of its Board of Directors;

(d) this person knows the proper seal of the corporation which was affixed to this document; and

(e) this person signed this proof to attest to the truth of those facts.


Deann Geary, Secretary

Signed and sworn to before me on
this 23 day of ~~December~~, 1990.
JANUARY 1991


A Notary Public of the
State of New Jersey
JOANNE F. FALETTI
NOTARY PUBLIC OF NEW JERSEY
MY COMMISSION EXPIRES MAY 17, 1993

ABSTRACTED