

*Kathleen A. Bonner*  
COUNTY CLERK

RECORDED-BERGEN COUNTY

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91 JUL 19 AM 10:58

SECOND AMENDMENT TO THE BY-LAWS

FOR

MOUNTAIN SHADOWS AT FRANKLIN LAKES CONDOMINIUM ASSOCIATION, INC.  
FRANKLIN LAKES, NEW JERSEY

Filed By: Mountain Shadows at Franklin Lakes  
Condominium Association, Inc.  
1 Valen Court  
Franklin Lakes, New Jersey 07417

for

MOUNTAIN SHADOWS AT FRANKLIN LAKES CONDOMINIUM ASSOCIATION, INC.

located at One Valen Court, Franklin Lakes  
Bergen County, New Jersey  
pursuant to the requirements of  
Planned Real Estate Development Full Disclosure Act  
(N.J.S.A. 45:22A-21 et. seq.)

NOTICE TO PURCHASERS

THIS AMENDMENT IS FOR INFORMATIONAL PURPOSES. PURCHASERS SHOULD ASCERTAIN FOR THEMSELVES THAT THE PROPERTY OFFERED MEETS THEIR PERSONAL REQUIREMENTS. THE NEW JERSEY DIVISION OF HOUSING HAS NEITHER APPROVED NOR DISAPPROVED THE MERITS OF THIS AMENDMENT.

EFFECTIVE DATE OF THE PUBLIC OFFERING STATEMENT: May 17, 1985

EFFECTIVE DATE OF THE FIRST AMENDMENT: January 1, 1991

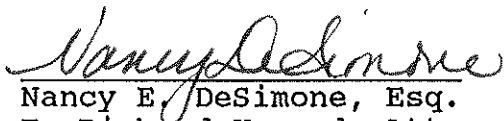
Prepared by and  
Record and Return to:

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

BK 7456 PG 172

RECORDING FEE \$24.00  
PAID 74

Prepared by and  
Record and Return to:



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

SECOND 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 By-Laws of Mountain Shadows at Franklin Lakes Condominium Association, at Article III, Section 1 provides, "There shall be a five member Board of Directors", and "The Board, after complete surrender of control by the developer shall be composed of three persons"; and

WHEREAS, the Association desires to increase the number of the Board of Directors to seven (7) members, through 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:**

Article III, Section 1 of the By-Laws of Mountain Shadows at Franklin Lakes Condominium Association shall be amended as follows:

"Effective as of the date of recording this Amendment, the number of the Board of Directors shall be increased to seven (7) members."

Article III, Section 3 of the By-laws of Mountain Shadows at Franklin Lakes Condominium Association shall be amended to include the following:


"If at any meeting for election of membership to the Board there is not a minimum of seven (7) Board candidates, the Board size shall be five (5) seats for that or those years."

**WITNESSETH:**

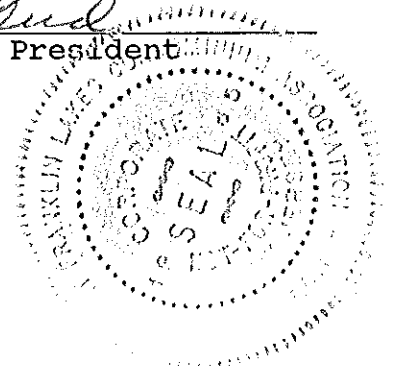
Mountain Shadows at Franklin Lakes Condominium Association has caused its officers to properly execute this instrument the day and year first written above.

ATTEST:

Mountain Shadows at Franklin Lakes  
Condominium Association

  
Deann 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:

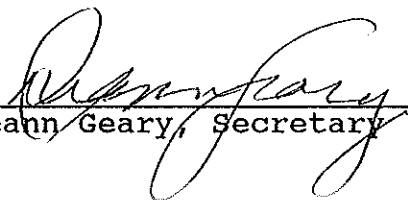
(a) this person is the Secretary of the Association named in this document;

(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;

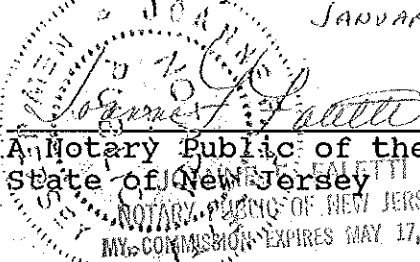
(c) this document was signed and delivered by the Association as its voluntary act duly authorized by a proper resolution of its Board of Directors;

(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. *1991*  
*January*

  
A Notary Public of the  
State of New Jersey  
NOTARY PUBLIC OF NEW JERSEY  
MY COMMISSION EXPIRES MAY 17, 1995

ABSTRACTED