

Prepared By: _____


Jeffrey A. Sirot, Esq.

THIRD 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, Boro of Franklin Lakes.

WHEREAS, this Third Amendment to the Master Deed, was duly adopted by the majority vote of the Board of Trustees on the 12th day of September, 2011;

NOW THEREFORE, this Third Amendment to Master Deed shall read as follows:

1. Section 17, entitled "Amendments to this Master Deed" is hereby added and shall read as follows:

Section 17. Amendment of Master Deed.

- (a) *The provisions of this Master Deed may be amended by an instrument in writing, signed and acknowledged by the President and Secretary of the Association, certifying that such amendment has been approved at a meeting of the Unit Owners, held in accordance with the By-Laws, by the vote of at least sixty-seven percent (67%) of the votes entitled to be cast, in person or by proxy; or by written consent of members representing at least sixty-seven percent (67%) of the votes entitled to be cast.*

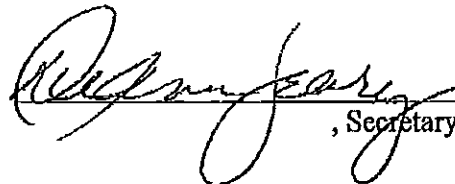
STATE OF NEW JERSEY :

SS.:

COUNTY OF BERGEN :

I CERTIFY that on September 12, 2011, Dean Garry 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 Rhea Schradie, 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.


_____, Secretary

Signed and sworn to before me
on September 12, 2011



Notary Public of New Jersey

Mary Grace Colro
Notary Public
State of New Jersey
My Commission Exp. 6/2012

RECORD AND RETURN TO:

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