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FRANK SCHATZMAN,
Clerk

151 FRANK SCHATZMAN

CERTIFICATE OF INCORPORATION

OF

LAKERIDGE WEST COMMUNITY
ASSOCIATION

Record and Return To:
Raymond Schwartz, Esquire
c/o Levitt and Sons, Incorporated
Lakeville Road
Lake Success, New York

td

State of New Jersey



Department of State

I, the Secretary of State of the State of New Jersey, do hereby Certify that the foregoing is a true copy of the Certificate of Incorporation of LAKERIDGE WEST COMMUNITY ASSOCIATION

and the endorsements thereon, as the same is taken from and compared with the original filed in my office on the 13th day of September A. D. 1966, and now remaining on file and of record therein.

In Testimony Whereof, I have hereunto set my hand and affixed my Official Seal at Trenton, this 13th day of September A. D. 1966.



Robert J. Barbano

Secretary of State

**CERTIFICATE OF INCORPORATION OF
LAKERIDGE WEST COMMUNITY ASSOCIATION**

This is to certify that we, Ernest Hurwitz, Fred Vander Kloot, Wendell A. Smith, Raymond Schwartz and Stanley J. Mann do hereby associate ourselves into a corporation, under and by virtue of the provisions of Title 15, Corporations and Associations Not For Profit, Revised Statutes, State of New Jersey, and the several supplements thereto and acts amendatory thereof, and do severally agree to the following provisions:

ARTICLE I: The name of the corporation is:

LAKERIDGE WEST COMMUNITY ASSOCIATION.

ARTICLE II: The purposes for which the corporation is formed and the objects to be promoted by it are as follows:

- A. To promote the health, safety and welfare of the residents of "Lakeridge West", a residential community shown and laid down on a subdivision plat entitled "Revised Map of Twining Brook, Section 1, Situate in Madison Township, Middlesex County, New Jersey" dated October 1, 1965 and filed March 3, 1966 in the Office of the Clerk of Middlesex County as Map No. 2955, File No. 953; and on a subdivision plat entitled "Revised Map of Twining Brook, Section 2, Situate in Madison Township, Middlesex County, New Jersey" dated October 1, 1965 and filed March 3, 1966 in the Office of the Clerk of Middlesex County as Map No. 2956, File No. 953; together with such additional lands as may be brought within the scheme of a certain Declaration of Covenants, Restrictions, Easements, Charges and Liens (hereinafter referred to as the "Declaration") made by Levitt and Sons, Incorporated, a New York corporation, and recorded or to be recorded among the land records in the Office of the Clerk of Middlesex County; and for this purpose:
- (1) To own, acquire, build, operate and maintain parks, playgrounds, tennis courts, facilities for swimming and skating, commons, footways, and other recreational and athletic facilities, including buildings, structures and personal properties incident thereto, hereinafter referred to as the "Common Areas";
 - (2) To enforce any and all covenants, restrictions and agreements applicable to the Common Areas and the residential lots within the above described residential

community (the enforcement of which is not specifically and exclusively reserved to others), particularly the aforesaid Declaration;

(3) To fix and levy assessments or charges for the management, operation, improvement and maintenance of the aforesaid Common Areas.

B. To make and perform any contracts and to do any acts and things and exercise any powers suitable, convenient, proper or incidental for the accomplishment of any objects enumerated herein.

C. The corporation shall be authorized to exercise all of the powers, rights and privileges granted to non-profit corporations by the laws of the State of New Jersey now or hereinafter in force, for the accomplishment of the objects enumerated herein.

ARTICLE III: The lots intended for residential use, as shown on the recorded subdivision plats above-mentioned, together with the aforesaid "Common Areas", are referred to herein collectively as "The Properties".

ARTICLE IV: The corporation shall have power to dispose of its real properties only as authorized under the aforesaid Declaration applicable to said properties.

ARTICLE V: The total unpaid debts of the corporation at any given time (including outstanding loans to the corporation) shall not exceed the total of the maximum annual assessments that may be levied for the then current year pursuant to the aforesaid Declaration.

ARTICLE VI: The corporation may be dissolved only with the assent given in writing and signed by the members entitled to cast two-thirds of the votes of each class of its membership. Written notice of a proposal to dissolve, setting forth the reasons therefor and the disposition to be made of the assets (which shall be consonant with Article VII hereof) shall be mailed to every member at least sixty (60) days in advance of any action taken.

ARTICLE VII: Upon dissolution of the corporation, the assets, both real and personal of the corporation, shall be dedicated to an appropriate

governmental body or agency to be devoted to purposes as nearly as practicable the same as those to which they were required to be devoted by the corporation. In the event that such dedication is refused acceptance, such assets shall be granted, conveyed and assigned to any nonprofit corporation, association, trust or other organization to be devoted to purposes as nearly as practicable the same as those to which they were required to be devoted by the corporation. No such disposition of the corporation's properties shall be effective to divest or diminish any right or title of any member vested in him under the aforesaid Declaration and deeds applicable to The Properties unless made in accordance with the provisions of such Declaration and deeds.

ARTICLE VIII: These Articles may be amended pursuant to law, provided that no amendment shall be effective to impair or dilute any rights of members that are governed by the Declaration applicable to The Properties (as, for example, membership and voting rights) which are part of the property interests created thereby.

ARTICLE IX: The activities of this corporation will be conducted principally in Madison Township, Middlesex County, New Jersey.

ARTICLE X: The business and conduct of this corporation shall be regulated, subject to the will of the membership, by a Board of Trustees comprised of from three (3) to nine (9) individuals, who need not be members of the corporation. The names and addresses of the Trustees selected for the first year of the existence of this corporation are as follows:

Ernest Hurwitz	106 W. Main Street, Freehold, New Jersey
Fred Vander Kloot	60 Windmill Drive, Huntington, New York
Wendell A. Smith	5 Stratton Court, Stony Brook, New York

ARTICLE XI: The address of the principal office of the corporation shall be:

