

**AMENDMENT TO THE MASTER DEED**  
**OF**  
**TIMBER GLEN CONDOMINIUM ASSOCIATION, INC.**

This Amendment to the Master Deed (the "Master Deed") of Timber Glen Condominium Association, Inc. ("Association") made this ~~21st~~ day of March, 2023 by the Association, having a principal address of c/o DiLucia Management Corporation, 1000 Bally Bunion Drive, Egg Harbor City, New Jersey 08216.

WHEREAS, the Association was formed and exists, in part by the recording of the Master Deed on May 24, 1988 in the Atlantic County Clerk's Office in Deed Book 4686, Page 136, et seq.; and

WHEREAS, the amendment presented to the membership for consideration required the membership to vote in favor to approve an amendment to the Master Deed; and

WHEREAS, the Master Deed require 2/3's of the eligible votes in favor of amending the Master Deed once presented to the membership for a vote; and;

WHEREAS, more than 2/3's of the eligible members voted in favor of the amendment; and

WHEREAS, the amendment to the Master Deed shall be deemed valid and adopted;

NOW, THEREFORE, the Association does hereby amend, modify and supplement Section 11(R)(i) the Master Deed by replacing it as follows:

**A. Section 11(R)(i) Restrictions**

Unit Owners must reside in the Unit for 2 years before it is eligible to be leased. The Board shall be authorized, by resolution, to establish a process and procedure for leasing eligibility and to amend same based on market and environmental conditions.

**B.** The remainder of the Master Deed shall remain unchanged.


**C.** Notwithstanding the full execution of this amendment, this amendment shall not take effect until the recording of same in the Atlantic County Clerk's Office.

IN WITNESS WHEREOF, the undersigned have executed this amendment to the Master Deed of Timber Glen Condominium Association, Inc. the day and year listed above.

ATTEST:

TIMBER GLEN CONDOMINIUM  
ASSOCIATION, INC.

  
Frank Tummillo, Secretary

By:   
Rosemary McGloin, President

**ACKNOWLEDGMENT**

STATE OF NEW JERSEY    )  
 COUNTY OF ATLANTIC    )        ) ss.

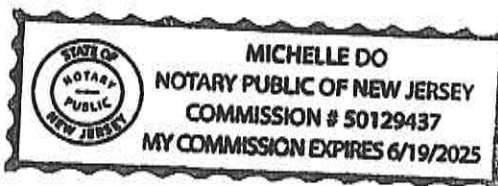
On the 17 day of April, 2023, Rosemary McGloin personally appeared before me and this person acknowledged under oath, to my satisfaction, that:

(a) this person signed and delivered the foregoing document as the President of Timber Glen Condominium Association, Inc. (the "Association") named in this document; and

(b) this document was signed and delivered by the Association as its voluntary act and deed by virtue of authority from its Board of Trustees.

Sworn and subscribed to before me this 17 day of April, 2023.

Michelle Do  
 NOTARY PUBLIC - NEW JERSEY



**RECORD & RETURN TO:**  
**STARK & STARK**  
**ATTN: A. CHRISTOPHER FLORIO, ESQUIRE**  
**992 LENOX DRIVE**  
**LAWRENCEVILLE, NJ 08648**

**TIMBER GLEN CONDOMINIUM ASSOCIATION, INC.**

**ADMINISTRATIVE RESOLUTION NO. 3**

**AUTHORIZING RECORDING OF THE AMENDMENT TO MASTER DEED**

WHEREAS, Timber Glen Condominium Association, Inc. ("Association") exists, in relevant part, by virtue of a Master Deed (the "Master Deed") recorded in the Office of the Clerk of Atlantic County in Deed Book 4686, Page 136, et seq. on May 24, 1988.

WHEREAS, the Master Deed requires 2/3's of the eligible votes in favor to approve changes to the Master Deed; and


WHEREAS, at a duly called meeting of the membership, the requisite number of votes in the affirmative approved the Master Deed Amendment; and

WHEREAS, the amendment to the Master Deed shall be deemed valid;

NOW THEREFORE, the Association hereby authorizes the submission of the Amendment to the Master Deed of Timber Glen Condominium Association, Inc. for recording in the Atlantic County Clerk's Office.

ATTEST:

TIMBER GLEN CONDOMINIUM  
ASSOCIATION, INC.

  
\_\_\_\_\_  
Frank Tummillo, Secretary

By:   
\_\_\_\_\_  
Rosemary McGloin, President

TIMBER GLEN CONDOMINIUM ASSOCIATION, INC.

Resolution Type: Policy No.

Relating To: Authorizing Recording of Amendment to the Master Deed

Duly adopted at a meeting of the Board of Trustees of Timber Glen Condominium Association, Inc. held this 21st day of March, 2023.

Officer


Vote:

YES NO ABSTAIN ABSENT

  
Rosemary McGloin, President

  
Doug Clark, Vice President

  
Frank Tummillo, Secretary

  
Elizabeth DiBenedetto, Treasurer

\_\_\_\_\_, Trustee  
Paula Koiro

ATTEST:

  
Frank Tummillo, Secretary

Date 4-17-2023