



Cape May County
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Document Date (mm/dd/yyyy)

05/17/2023

Document Type

First Amendment to By-laws

No. of Pages of the Original Signed Document
(including the cover sheet)

7

Consideration Amount (if applicable)

First Party

(Grantor or Mortgagor or
Assignor)
(Enter up to five names)

Name(s)

(Last Name First Name Middle Initial Suffix)
(or Company Name as written)

The Fairways at Laguna Oaks Condominium
Association, Inc.

Address (Optional)

Second Party

(Grantee or Mortgagee or
Assignee)
(Enter up to five names)

Name(s)

(Last Name First Name Middle Initial Suffix)
(or Company Name as written)

The Fairways at Laguna Oaks Condominium
Association, Inc.

Address (Optional)

Parcel Information

(Enter up to three entries)

Municipality

Block

Lot

Qualifier

Property Address

Reference Information

(Enter up to three entries)

Book Type

Book

Beginning Page

Instrument No.

Recorded/File Date

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3682

350

2016062100114

6/21/2016

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FIRST AMENDMENT TO THE BY-LAWS
OF THE
THE FAIRWAYS AT LAGUNA OAKS CONDOMINIUM ASSOCIATION INC.

THIS AMENDMENT is made this 17th day of MAY, 2023 by the The Fairways at Laguna Oaks Condominium Association ("the Association").

WHEREAS, the Association is a nonprofit corporation formed pursuant to a Master Deed dated June 17, 2016 and recorded in the Cape May County Clerk's Office on June 21, 2016 in Deed Book 3682 at page 320, et. seq., and attached to that document as Exhibit is a set of original By-laws of the Association. In accordance with Article XIII of said original By-laws, these By-laws may be amended by a vote of the members.

WHEREAS the Board of Directors has proposed various amendments to the Association's By-laws; and

WHEREAS in accordance with N.J.S.A. 22A: 46(d)(5)(b), the Association may amend its By-laws by way of the following procedure: after providing notice to all Association members of the proposed By-law amendment(s), if at least 10% of the members in good standing vote to reject the amendment within 30 days of its mailing, the amendment shall be deemed defeated; otherwise it becomes effective; and

WHEREAS notice of the proposed amendments to the Association's By-laws as set forth below were provided to all Association members in accordance with the law cited above, and less than 10% of the members in good standing voted to reject those proposed amendments within the required time period.

THEREFORE, the said By-laws have been duly amended, as follows:

1. Article II Section 2.06 shall be deleted and replaced in its entirety by the following:

2.06. Member in Good Standing. *Only Unit Owners in good standing shall be entitled to the privileges of membership in the Association, including but not limited to voting in the affairs of the Association. A Member shall be deemed to be in good standing if, and only if, he shall have fully paid all installments due for assessments made or levied against him and his Unit by the Board of Trustees as hereinafter provided, together with all interest, costs, attorney's fees, penalties and other expenses, if any, properly chargeable to him and to his Unit, at least thirty (30) days prior to the date fixed for such meeting. A Member who has entered into a payment arrangement with regard to assessments and related charges owed and is current with the payments required by that*