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## Cape May County Document Summary Sheet

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CAPE MAY COUNTY CLERK PO BOX 5000 7 NORTH MAIN STREET CAPE MAY COURT HOUSE NJ 08210-5000	<b>Return Name and Address</b> Hyberg White & Mann 2111 New Road, Suite 105 Northfield, NJ 08225
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<b>Submitting Company</b>	Hyberg White & Mann
<b>Document Date (mm/dd/yyyy)</b>	02/06/2019
<b>Document Type</b>	Amendment to By-Laws
<b>No. of Pages of the Original Signed Document (including the cover sheet)</b>	3
<b>Consideration Amount (if applicable)</b>	

	<b>Name(s)</b> <small>(Last Name First Name Middle Initial Suffix) (or Company Name as written)</small>	<b>Address (Optional)</b>
<b>First Party</b> <small>(Grantor or Mortgagor or Assignor) (Enter up to five names)</small>	Four Seasons at Stone Harbor Condominium Association, Inc.	

	<b>Name(s)</b> <small>(Last Name First Name Middle Initial Suffix) (or Company Name as written)</small>	<b>Address (Optional)</b>
<b>Second Party</b> <small>(Grantee or Mortgagee or Assignee) (Enter up to five names)</small>		

	<b>Municipality</b>	<b>Block</b>	<b>Lot</b>	<b>Qualifier</b>	<b>Property Address</b>
<b>Parcel Information</b> <small>(Enter up to three entries)</small>	Stone Harbor				

	<b>Book Type</b>	<b>Book</b>	<b>Beginning Page</b>	<b>Instrument No.</b>	<b>Recorded/File Date</b>
<b>Reference Information</b> <small>(Enter up to three entries)</small>					

\*DO NOT REMOVE THIS PAGE.  
 COVER SHEET [DOCUMENT SUMMARY FORM] IS PART OF CAPE MAY COUNTY FILING RECORD.  
 RETAIN THIS PAGE FOR FUTURE REFERENCE.

3  
 IN  
 2019

Prepared by:

  
ERIC D. MANN, ESQ.

FOUR SEASONS AT STONE HARBOR CONDOMINIUM ASSOCIATION, INC.

AMENDMENT TO BY-LAWS

This Amendment to the By-Laws of the Four Seasons at Stone Harbor Condominium Association, Inc. made this day of , 2019 by the Four Seasons at Stone Harbor Condominium Association, Inc., a New Jersey not-for-profit corporation located in Stone Harbor, Cape May County, New Jersey.

WITNESSETH:

WHEREAS, the By-Laws for the Four Seasons at Stone Harbor Condominium Association, Inc. were filed along with the original Declaration of Covenants and Restrictions for that certain real property located in Stone Harbor, Cape May County, New Jersey, dated May 22, 2007 and recorded on December 21, 2007 in the Office of the Recording Officer of Cape May County Book 3320 of Deeds at page 448; and

WHEREAS, pursuant to Paragraph 3.10 of the Association 's By-Laws a mail-in ballot was submitted to the membership in lieu of a membership meeting on proper notice and consistent with the protocols established in the By-Laws; and

WHEREAS, the Association having met the quorum requirements as established in the By-Laws and having received a sufficient affirmative vote pursuant to the terms of the By-Laws and as required under N.J.S.A. 2A:62A-13; and

WHEREAS, in excess of two-thirds (2/3) of the membership returned mail-in ballots approving the proposed amendment to the By-Laws;

NOW, THEREFORE, in accordance with the By-Laws of the Four Seasons at Stone Harbor Condominium Association, Inc., the By-Laws are hereby amended as follows:

**18.05 Civil Action for Damages.** The Association shall not be liable in any civil action brought by or on behalf of a unit owner to respond in damages as a result of bodily injury to the unit owner occurring on the premises of the Association except as the result of its willful, wanton, or grossly negligent act of commission or omission. The tort immunity provided for in this section shall apply to any and all actions for injuries sustained on or after the operative date of this amendment.

To the extent that this Amendment is in conflict with any other provisions of the By-Laws and any previously recorded amendments, the terms of this Amendment shall prevail.

This Amendment to the By-Laws shall be effective upon recording in the Cape May County Clerk's Office.

IN WITNESS WHEREOF, the Association has caused this instrument to be signed, sealed and delivered by its Board of Trustees the day and year first above written.

ATTEST: FOUR SEASONS AT STONE HARBOR CONDOMINIUM ASSOCIATION, INC.

By: Eric Feerst  
Karen Huwyler, Secretary/Treasurer      ERIC FEERST, President  
KAREN HUWYLER, Secretary/Treasurer

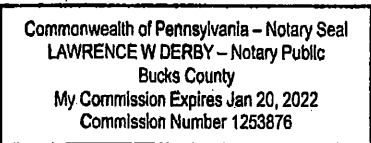
STATE OF <sup>PA</sup>NEW JERSEY; COUNTY OF <sup>BUCKS</sup>CAPE MAY: ss.  
<sup>LD</sup>      FEB. 6      <sup>SD</sup>

I CERTIFY that FEB. 6 on 2019, KAREN HUWYLER personally came before me and this person acknowledged under oath, to my satisfaction, that:

- (a) this person is the Secretary/Treasurer of the Four Seasons at Stone Harbor Condominium Association, Inc., the corporation named in the attached document;
- (b) this person is the attesting witness to the signing of this document by the proper corporate officer who is ERIC FEERST, the President of the corporation;
- (c) this document was signed and delivered by the corporation as its voluntary act duly authorized by a proper resolution of its Board of Trustees;
- (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 these facts.

Sworn to and subscribed before me on  
FEB. 6, 2019.  
Lawrence W. Derby

Karen Huwyler, Treasurer  
KAREN HUWYLER  
Secretary/Treasurer, Attesting Witness



Record and return to:  
Hyberg White & Mann  
2111 New Road, Suite 105  
Northfield, NJ 08225