



**Atlantic County
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**Atlantic County
Document Summary Sheet**

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| | GRANTOR | Name | | | Address | |
| | | VILLAGE GRANDE AT LITTLE MILL HOMEOWNERS ASSOCIATION | | | | |
| | GRANTEE | Name | | | Address | |
| | | VILLAGE GRANDE AT LITTLE MILL HOMEOWNERS ASSOCIATION | | | | |
| | Parcel Info | | | | | |
| | Property Type | Tax Dist. | Block | Lot | Qualifier | Municipality |
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Prepared by: *George C. Greatrex Jr., Esq.*

FIRST AMENDMENT TO THE BY-LAWS
OF THE
VILLAGE GRANDE AT LITTLE MILL HOMEOWNERS' ASSOCIATION

THIS AMENDMENT is made this 14th day of January, 2026 by the Village Grande at Little Mill Homeowners' Association ("the Association").

WHEREAS the Association is a nonprofit corporation formed pursuant to a Declaration of Covenants and Restrictions dated June 5, 2003 and recorded in the Atlantic County Clerk's Office on June 12, 2003 in Deed Book 7488 at page 1, 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. Instrument # 3065074 (2)

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

WHEREAS in accordance with Article XIII of these By-Laws, they may be amended at any meeting of the Association duly held for that purpose, previous to which written notice to the Owners of the exact language of the amendment shall have been sent, a quorum being present, by an affirmative vote of fifty-one (51%) percent in number of the votes entitled to be cast in person or by proxy.

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 provision cited above, and a sufficient number of votes to approve the following proposed amendments were received at or before a meeting of the members.

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

1. Any reference to or provision pertaining to "Sponsor", "Developer" or "Declarant" is hereby deleted.
2. Article I Section 1.04 is hereby amended by deleting the principal office address of 20 Gibson Place, Freehold, New Jersey 07728 and replacing it with 1 Milroy Road, Egg Harbor Township, New Jersey 08234.
3. Article II Section 2.02 is hereby deleted in its entirety and replaced with the following:

2.02 Member in Good Standing. Only Members 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 Lot 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 Lot, 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 arrangement shall be considered in good standing. Any date set forth in these Bylaws for determining good standing for voting purposes shall be deemed supplemental to, and not in derogation of, the record date provisions of N.J.S. 15A:5-7. Likewise, a member shall not be deemed in good standing if he or she is in violation of any rule, regulation, restriction or covenant of the Association and has not paid any and all fines imposed against him for said violation.

4. Article II Section 2.07 regarding the Association Initiation Fee is hereby deleted and not replaced.

5. Article II Section 2.08 regarding the Contribution to Working Capital is hereby amended by replacing in the first sentence the phrase "...in an amount equal to one-sixth (1/6) of the estimated or then current annual Common Expense assessment for the Home at the time of the acquisition..." with the phrase "...in an amount to be fixed by the Board of Trustees from time to time, except that said amount shall not exceed the maximum amount allowable by law...".

6. Article II section 2.09 is hereby amended by deleting the first sentence and replacing it with the following:

"Each Owner shall be entitled to one vote for each Home to which he/she holds title."

7. Article III Section 3.01 shall be deleted in its entirety and replaced by the following:

3.01. Place of Meetings. All annual and special meetings of the Members of the Association shall be held at the principal office of the Association or at such other suitable and convenient places as may be permitted by law, or by remote video or audio conferencing as hereinafter provided, from time to time fixed by the Trustees and designated in the notices of such meetings.

8. Article III Section 3.02 shall be deleted in its entirety and replaced by the following:

3.02. Annual Meetings. All annual meetings of the Association shall be held

on the day and month of the year to be established by the Board of Trustees, and the election of Trustees shall take place at each annual meeting. If the election of Trustees is not held at the annual meeting or any adjournment of such meeting, the Board of Trustees shall cause the election to be held at a special meeting as soon thereafter as may be convenient. At such special meeting, the Owners may elect the Trustees and transact other business with the same force and effect as at an annual meeting duly called and held. All proxies and ballots validly received for the originally scheduled meeting shall remain in full force and effect for any such adjourned meeting or special meeting, and new proxies and ballots may be received for any such subsequent meeting.

9. Article III Section 3.04 shall be deleted in its entirety and replaced by the following:

3.04. Notice of Meetings. Except as otherwise provided by law and these Bylaws, notice of each meeting of Members, whether annual or special, shall be given not less than fourteen (14) days, nor more than sixty (60) days before the day on which the meeting is to be held, to each Lot Owner at his last known address, by delivering a written or printed notice thereof to said Lot Owner, or by mailing such notice, postage prepaid, or by electronic mail if consent to receive such electronic mail is received from the Lot Owner. Except where expressly required by law, no publication of any notice of any meeting of Lot Owners shall be required. Every such notice shall state the time and place of the meeting and shall state briefly the purpose(s) thereof. Notice of any adjourned meeting of the Members shall not be required to be given unless the time and place to which the meeting is adjourned is not announced at the meeting adjourned.

10. Article III Section 3.05 shall be deleted in its entirety and replaced with the following:

3.05. Quorum and Adjourned Meetings. At any annual or special meeting of Members, the presence of at least twenty-five percent (25%) of the Members in Good Standing whether present in person, by proxy, by remote attendance via video or audio conferencing, or by mail ballot, shall constitute a quorum for the transaction of business except where otherwise provided by law. If, however, such quorum shall not be present or represented at any such meeting, the Members entitled to vote thereat shall have the power to adjourn the meeting from time to time, without notice other than announcement at the meeting, until a quorum as aforesaid be present or be represented. At any such adjourned meeting at which a quorum may be present, any business may be transacted which might have been transacted at the meeting originally called.

11. Article III Section 3.07 is hereby deleted in its entirety and replaced with the following:

3.07. Voting on Questions. At all meetings of Members, Members in Good Standing shall be entitled to vote in person, by proxy, or by mail-in ballot. All Proxies shall be in writing and filed with the Secretary. A majority of votes present in person or by proxy or by mail-in ballot at any duly constituted meeting of the membership shall be sufficient on those questions submitted to a vote of the membership. The vote on any question need not be taken by ballot unless (i) the chairperson of the meeting determines a ballot to be advisable, or (ii) a majority of the votes present at the meeting determine that the vote on the question submitted shall be taken by ballot.

12. Article III Section 3.08 is hereby deleted in its entirety and replaced with the following:

3.08. Voting in Elections of Trustees. Only Owners who are Members in Good Standing shall be entitled to vote in elections of Trustees. Voting in an election of Trustees shall be conducted by written ballot or by electronic means where the Board of Trustees has determined to employ voting in such manner where it is administered by a neutral third party and where the member consents to casting a vote in such manner. The Owners of each Home who are Members in Good Standing shall be entitled to one (1) vote for each Home to which he or she holds title.

13. Article IV Section 4.02 shall be deleted in its entirety and replaced with the following:

4.02. Number of Trustees. The affairs of the Association shall be conducted by a Board of Trustees consisting of five (5) persons, each of whom shall be a Member in Good Standing of the Association.

14. Article IV, Section 4.03 is hereby deleted in its entirety and replaced with the following:

4.03. Elections. Thirty (30) days before the election notice and ballots are sent to each member a notice must be mailed to all members by regular and/or electronic mail advising them that they have the right to nominate themselves or any other member in good standing for any of the open Board seats that are to be contested in the election. The notice shall provide that the members have fourteen (14) days from the date of the notice to submit their nominations in writing to the Association at an address specified in the notice. Nominations postmarked on the 14th day shall be deemed timely regardless of when they are received by the Association.

The notice of election, ballots, proxy forms and mail-in ballots for each annual meeting of the members to elect the Board of Trustees shall be sent to each member by regular and/or electronic mail at least ten (10) days before the date of the election and no more than sixty (60) days before the date of the election. Each member in good standing shall be entitled to his/her vote(s) for each unit which he/she owns for each Trustee to be elected. Only one vote per Lot will be counted. Cumulative voting shall not be permitted. The Board of Trustees may establish reasonable procedures for the casting and counting of votes, including online/electronic voting, so long as those procedures comport with existing law.

15. Article IV Section 4.04 is hereby deleted in its entirety and replaced with the following:

4.04. Term of Office. Trustees elected in accordance with these By-laws shall serve two (2) year terms, and those terms shall be served in a staggered fashion so that all five (5) seats are not to be up for election in the same year. Each Trustee shall serve until his successor shall be elected or appointed as provided herein and shall serve without compensation.

16. Article IV Section 4.06 is amended by deleting it in its entirety and replacing it with the following:

4.06. Vacancies. Except as otherwise provided in Section 4.05, vacancies on the Board caused by any reason shall be filled by a vote of a majority of the remaining Trustees at a special meeting of the Board promptly called for that purpose after the occurrence of such vacancy, even though the Trustees present at such meeting may constitute less than a quorum. The Trustee appointed by the remaining Trustees to fill such vacancy shall serve until the next election at which time a Trustee shall be elected to that seat.

17. Article V Section 5.02 is hereby deleted in its entirety and not replaced.

18. Article V Section 5.03 is hereby deleted in its entirety and replaced with the following:

5.03. Meetings of the Board; Notices; Waiver of Notice. Regular meetings of the Board may be held at such time and place as shall be determined from time to time by a majority of the Board, including remotely by video or audio conferencing, but at least two (2) meetings shall be held each year. Notice of regular meetings of the Board shall be given to each Trustee by telephone, regular mail, electronic mail or in person at least three (3) days prior to the date of the meeting. Special meetings of the Board may be called by the President on three (3) days' notice to each Trustee given by telephone, regular mail, electronic mail or in person which notice shall state the time, place and purpose of the meeting. Special meetings of the Board shall be called by the President or the Secretary in like manner and on like notice upon the written request of at least one (1) Trustee. Any Trustee may, at any time, waive notice of any meeting of the Board in

writing, and such waiver shall be deemed equivalent to the giving of notice. Actual or remote electronic attendance by Trustees at any meeting of the Board shall constitute a waiver of notice by him of the time and place thereof. If all Trustees are present at any meeting of the Board, no notice shall be required and any business may be transacted at such meeting. Meetings of the Board or portions of such meetings shall be open to Members or other persons for observation or participation in such manner and to the extent required by law or as the Board deems appropriate. Notice to Members of any regular or special meetings of the Board shall be given to the extent required by law and in the manner prescribed by law.

19. Article V Section 5.04 is hereby deleted in its entirety and replaced with the following:

5.04. Quorum and Adjourned Meetings. At all meetings of the Board, a majority of the Trustees present in person or virtually by video platform or telephonically such that all attendees can speak and be heard contemporaneously, shall constitute a quorum for the transaction of business and the votes of a majority of Trustees present and voting at a meeting at which a quorum is present shall constitute a valid decision. If at any meeting of the Board there shall be less than a quorum present, the majority of those present shall adjourn the meeting to a new date. At any such adjourned meeting at which a quorum is present, any business which may have been transacted at the original meeting may be transacted without further notice. The vote of a majority of those present at a Board meeting at which a quorum is present shall be necessary for valid action by the Board or any matter.

20. Article VI Section 6.01 (r) is hereby amended by changing the name of the Architectural Control Committee to the *Architectural Review Committee*.

21. Article XIII is hereby deleted and replaced with the following:

Amendments of the By-Laws. These By-laws, or any of them, may be amended at any meeting of the Association duly constituted for such purpose, and previous notice having been given to the Members of the exact language of the amendment(s), a quorum being present, by an affirmative vote of at least fifty-one percent (51%) of the Members in Good Standing of the Association.

Notwithstanding the provisions of this Article XIII above, and in accordance with law, these By-Laws may be amended (i) by the majority vote of the Board of Trustees to render the By-Laws consistent with federal, state or local law, or (ii) by the majority vote of the Board of Trustees, if notice of a proposed amendment is provided to all Members, and if less than ten percent (10%) of the Members in Good Standing object in writing to the proposed amendment within thirty (30) days of said notice. No amendment to these By-laws shall be effective or enforceable unless recorded in the County recording office.

