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AMENDMENT #3 TO THE BYLAWS

FOR

THE PAVILION HOMEOWNERS ASSOCIATION, INC.

These Amendments to the Bylaws for The Pavilion Homeowners Association, Inc. (the "Association"), made this eighth (8th) day of November, 2011 by the Association, a Non-profit Corporation of New Jersey, by and through it's Board of Trustees (the "Board"), having an address of, c/o Executive Quality Property Management, P.O. Box 209, Marlboro, New Jersey 07746; and

WHEREAS, the Association was created by, among other documents, the Master Deed (the "Master Deed") with attached Bylaws (the "Bylaws") which was recorded, **June 20, 1988 in Deed Book 4672, Page 357, et seq., in the Office of the Ocean County Clerk, State of New Jersey, and as may be amended thereafter;** and

WHEREAS, Bylaws, Article IV, Section 1 provides, "The Affairs of the Association shall be governed by a Board of Trustees..."; and

WHEREAS, Bylaws, Article XIII, Section 1 provides that the Bylaws may be amended, "by the affirmative vote of at least fifty-one (51%) of all ownership interests (whether or not present) at a meeting of unit owners duly held for that purpose"; and

WHEREAS, Bylaws, Article III, Section 3 provides that, "Special meetings may be called by the President, Vice President, Secretary or a Majority of the Board of Trustees, and must be called by the officers of the Association upon receipt of written request of fifty (50%) percent or more of the ownership interests in common elements..."; and

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SCOTT M. COLABELLA COUNTY CLERK
OCEAN COUNTY, NEW JERSEY

WHEREAS, Bylaws, Article III, Section 5 provides that notice of special meetings shall be in writing and must be no less than fifteen (15) days and no more than forty-five (45) days prior to the date set for the meeting; and

WHEREAS, Bylaws, Article III, Section 9 provides that, each member in good-standing is entitled to one vote; however, only one vote may be cast per unit; and

WHEREAS, the Board of Trustees determined that the Association and its members would benefit from amending the Association's Bylaws to expressly permit the Association to assess late fees for untimely assessment payments; and

WHEREAS, a membership meeting was held by the Association on NOVEMBER, 8TH 2011; and

WHEREAS, a at least fifty-one (51%) percent of all Unit Owners at the NOVEMBER 8TH 2011 membership meeting voted in person or by proxy in favor of amending, modifying, and supplementing the Bylaws as set forth herein.

NOW, THEREFORE the Association hereby amends and modifies the Association's Bylaws as follows:

1. **BYLAWS, ARTICLE VI, Section 3(A) titled Payment of Common Expenses is hereby modified and supplemented to incorporate the following language set forth below in bold:**

Section 4 "All Unit Owners shall be obligated to pay the Common Expenses assessed by the Board of Trustees pursuant to these bylaws. Monthly payments shall be made to the Association on the first day of the month at the place designated by the Board of Trustees.

In the event a Unit Owner fails to make payment on his/her share of the Common Expenses or any other charge, the Association shall, at its option have the right in connection with the collection of any assessment or other charge, to impose a late charge, and interest up to the legal maximum, if such payment is made after the due date of the assessment.

In the event that the Association shall effectuate collection of said charges by resort to legal counsel, the Association may add to the aforesaid charge or charges all attorneys' fees and costs which the Association incurs to collect the sum which is due."

2. All other terms and conditions of the Bylaws and Master Deed shall remain in full force and effect.
3. Notwithstanding the full execution of this Amendment, this Amendment shall not take affect until recorded in the Ocean County Clerk's Office.

IN WITNESS WHEREOF, the undersigned have executed this Amendment to the Bylaws for The Pavilion Homeowners Association, Inc., the day and year listed above.

WITNESS:

The Pavilion Homeowners Association, Inc.

Glenn Nett

By: Patricia LaRocca
PATRICIA LARocca, President

NOW THEREFORE, PATRICIA LAROCCA, the President of The Pavilion Homeowners Association, Inc., based on the authority granted by the Association's By-laws and the membership vote reflected above, hereby submits these amendments for recordation in the Ocean County Clerk's Office.

The Pavilion Homeowners Association, Inc.


PATRICIA LAROCCA, President

ACKNOWLEDGMENT

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

On the 15TH day of NOVEMBER, 2011, PATRICIA LAROCCA
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 The Pavilion Homeowners 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 membership and its Board of Trustees.

Sworn and subscribed to before
me this 15TH day of
NOVEMBER, 2011.



NOTARY PUBLIC - NEW JERSEY



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MCGOVERN LEGAL SERVICES, LLC
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