



# Oak Hollow Homeowners Association

Managing Agent/Executive Property Management

4-08 Towne Center Drive  
North Brunswick, New Jersey 08902  
(908) 821-3224

October 1997

## IMPORTANT NOTICE

### **RE: General Resolution amending Declaration of Covenants and Restrictions Regarding Driveways**

The following resolution was registered in Master Deed Book 3265, Page 413. **This document should be kept with your Public Offering Statement:**

**Witnesseth: NOW THEREFORE, BE IT RESOLVED THAT** in accordance with a majority of the votes cast by members, the Declaration of Covenants and Restrictions shall be amended as follows:

1. Article IV, Section 2(c) of the Declaration of Covenants and Restrictions is hereby amended to delete the reference to driveways and read as follows: "the maintenance, repair and improvement of Common Areas including but not limited to open spaces and recreational areas including private roads, walkways, parking areas, planted areas, landscaped areas, exterior lighting facilities, play areas, garden areas, recreational facilities and all areas outside the fenced in areas of any unit"

2. Article VII, Section 1 of the Declaration of Covenants and Restrictions is hereby amended to include the referenced of driveways to read as follows: "Owner shall be responsible for maintenance and repairs and decoration on Owner's Lot subject to the architectural control set forth in Article V hereof, structural or otherwise, including, but not limited to, exterior and all walls, foundation, roofs, fences, front services walks, driveways and painting. The Owner shall effectuate all such repairs and maintenance within a reasonable time after notice from the Association, the Association shall have the right to effectuate such repairs and maintenance and add the cost of same, together with a reasonable service charge, to the next payment of the Owner's annual assessment. Such cost and service charge shall become a lien on the property in accordance with the terms of the Declaration."

Prepared by:  
Susan J. Radom, Esquire

Master Deed Book 3265, Page 413

OAK HOLLOW HOMEOWNERS ASSOCIATION

RECEIVED  
OCT 20 1997  
E.P.M.

GENERAL RESOLUTION NO.

**Amendment of Declaration of Covenants and Restrictions  
Regarding Driveways**

**WHEREAS**, Article IV, Section 1 of the By-Laws states, "The affairs of this Association shall be managed by a Board of five (5) Trustees."

**WHEREAS**, Article V, Section 10, of the By-Laws provides that: The Board of Trustees shall have and exercise all lawful power and duties necessary for the proper conduct and administration of the affairs of the Association ..." and

**WHEREAS**, Article X, Section 3. of the Declaration of Covenants and Restrictions provides: "... The Declaration may be amended by vote of not less than sixty percent (60%) of the Lot Owners, which vote shall be calculated pursuant to the formula set forth herein..."

**WHEREAS**, Article III, Section 5. states that "At all meetings of members, each member may vote in person or by proxy. All proxies shall be in writing and filed with the secretary..."

**WHEREAS**, the Board of Trustees has determined that the beneficial administration of the Association requires certain amendments to the Declaration of Covenants and Restrictions;

**WHEREAS**, notice of the proposed amendments was sent by first class mail to each member of the Association and vote has been taken by each member either by absentee ballot or by proxy.

**WITNESSETH:**

**NOW, THEREFORE, BE IT RESOLVED THAT** in accordance with a majority of the votes cast by members, the Declaration of Covenants and Restrictions shall be amended as follows:

- Article IV, Section 2 (c) of the Declaration of Covenants and Restrictions is hereby amended to delete the reference to driveways and read as follows:

"the maintenance, repair and improvement of Common Areas including but not limited to open spaces and recreational areas including private roads, walkways, parking areas, planted areas, landscaped areas, exterior lighting facilities, play areas, garden areas, recreational facilities and all areas outside the fenced in areas of any unit"

1

RECEIVED/RECORDED			
MIDDLESEX COUNTY	10/03/97	122654	
CONSIDERATION	\$ .00 TAX		\$ .00
DEED REC. FEE	\$22.00		
INSTRUMENT DEED	14935	NAME	Bd

BK4447PG392

BK4447PG392

2. Article VII, Section 1 of the Declaration of Covenants and Restrictions is hereby amended to include the referenced of driveways and to read as follows:

“Owner shall be responsible for maintenance and repairs and decoration on Owner’s Lot subject to the architectural control set forth in Article V hereof, structural or otherwise, including, but not limited to, exterior and all walls, foundation, roofs, fences, front services walks, driveways and painting. The Owner shall effectuate all such repairs and maintenance when necessary. If the Owner shall fail to effectuate such repairs and maintenance within a reasonable time after notice from the Association, the Association shall have the right to effectuate such repairs and maintenance and add the cost of same, together with a reasonable service charge, to the next payment of the Owner’s annual assessment. Such cost and service charge shall become a lien on the property in accordance with the terms of this Declaration.”

ATTEST:

OAK HOLLOW HOMEOWNERS ASSOCIATION

Steve Hyman Secretary

By: Mark Einiger President

STATE OF NEW JERSEY :  
: SS  
COUNTY OF MIDDLESEX :

I CERTIFY that on 9/4/1998, STEVE HYMAN, personally came before me and this person acknowledged under oath, to my satisfaction, that:

- (a) this person is the secretary of the Oak Hollow Homeowners Association, 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 MARK EINIGER, 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 Directors;

(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.



NOTARY PUBLIC

**CAROL A. M. JENKINS  
A NOTARY PUBLIC OF  
NEW JERSEY  
MY COMMISSION EXPIRES  
APRIL 11, 2000**

RECORD AND RETURN TO:

Susan J. Radom, Esquire  
DiFazio, Radom, Wetter & Bennett  
3121 Route 22 East  
Somerville, New Jersey 08876  
(908) 707-1500  
(908) 707-4181

RETURN TO:

**OAK HOLLOW HOMEOWNERS ASSOCIATION**

**GENERAL RESOLUTION NO.**

**Amendment of Declaration of Covenants and Restrictions  
Regarding Driveways**

**WHEREAS**, Article IV, Section I of the By-Laws states, "The affairs of this Association shall be managed by a Board of five (5) Trustees."

**WHEREAS**, Article V, Section 10, of the By-Laws provides that: The Board of Trustees shall have and exercise all lawful power and duties necessary for the proper conduct and administration of the affairs of the Association ..." and

**WHEREAS**, Article X, Section 3. of the Declaration of Covenants and Restrictions provides: "... The Declaration may be amended by vote of not less than sixty percent (60%) of the Lot Owners, which vote shall be calculated pursuant to the formula set forth herein..."

**WHEREAS**, Article III, Section 5. states that "At all meetings of members, each member may vote in person or by proxy. All proxies shall be in writing and filed with the secretary..."

**WHEREAS**, the Board of Trustees has determined that the beneficial administration of the Association requires certain amendments to the Declaration of Covenants and Restrictions;

**WHEREAS**, notice of the proposed amendments was sent by first class mail to each member of the Association and vote has been taken by each member either by absentee ballot or by proxy.

**W I T N E S S E T H:**

**NOW, THEREFORE, BE IT RESOLVED THAT** in accordance with a majority of the votes cast by members, the Declaration of Covenants and Restrictions shall be amended as follows:

1. Article IV, Section 2 (c) of the Declaration of Covenants and Restrictions is hereby amended to delete the reference to driveways and read as follows:

"the maintenance, repair and improvement of Common Areas including but not limited to open spaces and recreational areas including private roads, walkways, parking areas, planted areas, landscaped areas, exterior lighting facilities, play areas, garden areas, recreational facilities and all areas outside the fenced in areas of any unit"

2. Article VII, Section 1 of the Declaration of Covenants and Restrictions is hereby amended to include the referenced of driveways and to read as follows:

“Owner shall be responsible for maintenance and repairs and decoration on Owner’s Lot subject to the architectural control set forth in Article V hereof, structural or otherwise, including, but not limited to, exterior and all walls, foundation, roofs, fences, front services walks, driveways and painting. The Owner shall effectuate all such repairs and maintenance when necessary. If the Owner shall fail to effectuate such repairs and maintenance within a reasonable time after notice from the Association, the Association shall have the right to effectuate such repairs and maintenance and add the cost of same, together with a reasonable service charge, to the next payment of the Owner’s annual assessment. Such cost and service charge shall become a lien on the property in accordance with the terms of this Declaration.”

ATTEST:

OAK HOLLOW HOMEOWNERS ASSOCIATION

\_\_\_\_\_  
Secretary

By: \_\_\_\_\_  
President

STATE OF NEW JERSEY :

: SS

COUNTY OF MIDDLESEX :

I CERTIFY that on 1996, \_\_\_\_\_, personally came before me and this person acknowledged under oath, to my satisfaction, that:

(a) this person is the secretary of the Oak Hollow Homeowners Association, 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 \_\_\_\_\_, 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 Directors;

(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.

---

NOTARY PUBLIC

RECORD AND RETURN TO:

Susan J. Radom, Esquire  
DiFazio, Radom, Wetter & Bennett  
3121 Route 22 East  
Somerville, New Jersey 08876  
(908) 707-1500  
(908) 707-4181