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ALFONSE W. SCERBO
MORRIS COUNTY CLERK

PROPERTY PLAN

MASTER DEED

for

Longwood Lake Cabins, a Condominium
Township of Jefferson, Morris County, New Jersey

Dated: May 15, 1990

RECORD AND RETURN TO:

~~DOLLINGER & DOLLINGER, P.A.~~
~~365 West Passaic Street~~
~~Rochelle Park, New Jersey 07662~~

Prepared by:

Scott R. Lippert
SCOTT R. LIPPERT

RECORD AND RETURN TO:
LAWYERS TITLE INSURANCE CORP.
P.O. BOX 609
SUMMIT, N.J. 07901-0609

15-4201	COUNTY OF MORRIS
Consideration	<i>None</i>
Base Tax	
Additional Tax	
REALTY TRANSFER FEE	<i>Exempt</i>
Date	<i>5-23-90</i>
RECORDING FEE	<i>198.00</i>

INSTRUMENT REC'D IN DEED

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for
The Master Deed of Condominium

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THIS MASTER DEED, made this ____ day of ____
1990, by LONGWOOD LAKE CABIN OWNERS ASSOCIATION, INC., a New
Jersey not-for-profit corporation (hereinafter referred to as
the "Grantor").

WHEREAS, the Grantor is the owner of the fee simple
title to those lands and all improvements located thereon
(including, without limitation, all rights, easements,
privileges, benefits and appurtenances belonging thereto in or
in any way appertaining, located in the Township of Jefferson in
Morris County, New Jersey and being more particularly described
in Exhibit A attached hereto and by this reference made a part
hereof (which lands and improvements together with such rights,
easements, privileges, benefits and appurtenances are
hereinafter collectively referred to as the "Condominium
Property"); and

WHEREAS, it is the intention of the Grantor to
establish the form of ownership of the Condominium Property as a
condominium pursuant to the provisions of the New Jersey
Condominium Act, P.L. 1969, Ch. 275 (N.J.S.A. 46:8B-1 et seq.)
under the name of Longwood Lake Cabins, a Condominium; and

WHEREAS, the Longwood Lake Cabin Owners Association
Inc., a New Jersey not-for-profit corporation, has been
organized and formed for the purpose of administering, operating
and managing the Condominium Property.

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NOW, THEREFORE, WITNESSETH:

1. Establishment of Condominium. The Grantor hereby submits the Condominium Property to the provisions of the Condominium Act, hereinafter defined, and hereby declares, creates and establishes the Condominium Property as a condominium as defined under, and in accordance with, the Condominium Act for the Ownership of the Condominium Property, to be known as Longwood Lake Cabins.

2. Definitions. For purposes of this Master Deed, each of the following terms shall have the respective following meanings unless the context in which same is used clearly indicates otherwise:

(A) "Articles of Incorporation" means the Certificate of Incorporation of the Association, a copy of which document is attached hereto and by this reference made a part hereof as Exhibit B, together with all amendments and supplements thereto.

(B) "Association" means the Longwood Lake Cabin Owners Association, Inc., a New Jersey not-for-profit corporation, its successors and assigns, formed to be responsible for the administration, management and operation of the Condominium.

(C) "Board of Trustees" means the board of trustees of the Association.

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(D) "By-Laws" means the by-laws of the Association, a copy of which is attached hereto and by this reference made a part hereof as Exhibit C, together with all amendments and supplements thereto.

(E) "Cabins" means the cabins and privies delineated on the survey attached hereto as Exhibit D.

(F) "Common Elements" means the Condominium Property excluding the Cabins. Common Elements do not include any Unit.

(G) "Common Expenses" means expenses relating to the administration, management and operation of the Condominium for which the Unit Owners may be assessed by the Association pursuant to this Master Deed and the By-Laws, including, but not limited to:

(1) all expenses relating to the administration, management and operation of the Common Elements;

(2) expenses agreed upon as common by all the Unit Owners; and

(3) expenses declared common by the provisions of the Condominium Act, this Master Deed or By-Laws.

(H) "Common Receipts" means:

(1) funds collected from Unit Owners as Common Expenses or otherwise; and

(2) receipts designated as common by the provisions of the Condominium Act or by this Master Deed or By-Laws.

(I) "Common Surplus" means the excess of all Common Receipts over all Common Expenses.

(J) "Condominium" means Longwood Lake Cabins, declared and established pursuant to this Master Deed for the ownership of the Condominium Property.

(K) "Condominium Act" means the provisions of P.L. 1969, Ch. 257 (N.J.S.A. 46:8B-1 *et seq.*) and all applicable amendments and supplements thereto.

(L) "Condominium Property" means the Condominium Property, as such term is defined in the recitals of this Master Deed.

(M) "Grantor" means Longwood Lake Cabin Owners Association, Inc., a New Jersey not-for-profit corporation, its successors and assigns, in its capacity as the grantor/sponsor of the Condominium under this Master Deed.

(N) "Majority" or "Majority of the Unit Owners" means more than fifty (50%) percent of

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the aggregate in interest of the undivided ownership of the Common Elements of the Condominium as specified in this Master Deed.

(O) "Master Deed" means this Master Deed (and Exhibits) as same may be amended or supplemented from time to time.

(P) "Member" means a member of the Association by virtue of being a Unit Owner. Where a Person or Persons are Unit Owners of more than one Unit, such Person or Persons shall be considered Members as to each Unit owned, and shall have the corresponding number of voting rights, there being one (1) vote for each Unit owned.

(Q) "Occupant" shall mean any Person occupying a Unit.

(R) "Person" means an individual, firm, corporation, partnership, association, trust or other legal entity, or any combination thereof.

(S) "Proportionate Share" means the proportionate share of each Owner's Common Expenses which shall be equal to each Owner's Proportionate Interest in the Common Elements, as described in Article 6 hereof.

(T) "Unit" means any portion of the Condominium Property designated as such on

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Exhibit D to this Master Deed and Intended for independent ownership and use, together with the proportionate undivided interest in the Common Elements, together with any rights, privileges, benefits and appurtenances hereafter deemed to be included within a Unit, the boundaries of each such portion of the Condominium Property intended to be a "Unit" being more particularly described in Article 3 of this Master Deed, as the same may be amended from time to time.

(U) "Unit Deed" means a deed of conveyance of a Unit in recordable form.

(V) "Unit Owner" or "Owner" means the record owner, whether one or more persons, firms, associations, corporations, the Grantor or other legal entities, of the fee simple title to any Unit, but, notwithstanding any applicable theory of a mortgage, shall not mean or refer to mortgagee or trustee, unless and until such mortgagee or trustee has acquired title pursuant to foreclosure proceedings or any proceeding in lieu of foreclosure; nor shall the term "Owner" mean or refer to any lessee or tenant of an Owner.

3. (A) General Description of Condominium Property.

The Condominium Property will include (a) the lands described in

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Exhibit A attached hereto, (b) the Cabins, (c) all rights, privileges, benefits and appurtenances thereto belonging or in any way appertaining, and (d) all or any improvements and rights, privileges, benefits and appurtenances with respect thereto which may hereafter be constructed.

(B) Alteration, Removal, Replacement or Partitioning of Structures. The structures constructed upon a Unit may, from time to time, be removed or replaced, subject to compliance with applicable law, the requirements of this Master Deed and the By-Laws, and of the rules and regulations promulgated by the Board of Trustees for the Condominium pursuant to the By-Laws, with respect thereto. In the event a Unit Owner does remove or replace any such structure, no amendment of this Master Deed will be necessary or required. The partitioning of a Unit, however, shall not be done as a legal partition or subdivision without the prior written approval of the Board of Trustees upon the express authorization of the Members therefor, and even if consented to by the Board of Trustees, shall not be deemed to be a legal partition or subdivision of the Unit into two (2) or more Units unless all requirements of law therefore are satisfied and this Master Deed is amended with respect thereto in the manner provided herein for amendments to same.

4. Additional Covenants. (A) (1) None of the Unit Owners shall (a) construct or permit the construction within their respective contiguous and/or appurtenant improvements,

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space or properties, nor permit any uses thereof which would impair the structural integrity of the other Unit's structures and improvements, nor impede the safe and efficient use and operation of such structures and improvements, nor diminish materially the market value of any such structures, improvements or properties; (b) conduct any construction and operations so as (i) to unnecessarily annoy, disturb or offend the other Unit Owners, or their respective lessees, licensees and tenants or the invitees, guests and visitors of any of them, and (ii) to create or maintain any unlawful nuisance; and

(2) In connection with any sale or lease of all or any portion of any Unit or the financing or refinancing of any mortgage which is to be a lien on all or any portion of any of said Units, as the case may be, each respective Unit Owner, upon not less than twenty (20) days' written request from any other Unit Owner, shall execute, acknowledge and deliver to the other, a statement in writing certifying whether or not (a) any notice of default on the payment of any sum of money or performances by any Unit Owner of any of their covenants herein has been given or received and the substance thereof; and (b) to the best knowledge of the Person so certifying, no event has occurred which with the lapse of time or giving of notice could constitute default and, if such event has occurred, setting forth the event and the default. Such statement may be relied upon by any purchaser, lessee or mortgagee.

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(B) In the event of a breach by any Unit Owner of the covenants contained in this Article 4, any non-breaching Unit Owner shall have the right to enforce such obligation by specific performance or injunction and by all other remedies, whether legal or equitable, in any court of competent jurisdiction.

All of the provisions of this Article 4 shall run with the Units constructed from time to time and shall bind the Unit Owners and their respective heirs, successors and assigns.

5. Right to Use Common Elements. (A) Each Unit Owner, its tenants, or the Occupants of its Unit shall have the right to use the Common Elements in common with each other Unit Owner, its tenants, and the Occupants of its Unit for the purposes for which they are intended, provided that such use is done without hindering or encroaching upon the lawful rights of the other Owners, tenants or Occupants. Each Unit Owner's right to use the Common Elements shall not be transferred apart from the conveyance of title to its Unit.

(B) The Common Elements shall remain undivided except for a division or combination done by amendment to this Master Deed, in the manner provided herein for such amendments, and no Unit Owner shall bring any action for partition or division.

6. Ownership Estate in Units; Proportionate Interest in the Common Elements. The Owner of each Unit shall have an

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estate therein as may be acquired by grant, by purchase or by operation of law, including, without limitation, an estate in fee simple, and shall acquire, as an appurtenance to each Unit, an interest in the Common Elements expressed as a fraction, the numerator of which shall be one (1) and the denominator of which shall be the total number of Cabins.

7. Easements. In addition to the easements specified in Article 5, the Association, through the Board of Trustees, officers, employees and agents shall have a perpetual non-exclusive easement for access to and from the Common Elements and each Unit during business hours, and upon reasonable notice to Unit Owners, except in the case of an emergency: (i) for the maintenance, repair, replacement or improvement of any portion of the Common Elements; (ii) to prevent damage to the Common Elements; and (iii) to abate, in accordance with the exercise of remedies provided for under this Master Deed or the By-Laws, any violation of this Master Deed, the By-Laws, law, order, rules or regulations of any governmental authority having jurisdiction thereof. The cost of maintenance, repair, replacement or improvements relating to the Common Elements shall be assessed as a Common Expense. The Board of Trustees shall also have a non-exclusive easement in, upon, over, across and through the Common Elements to remove violations, and for inspection, maintenance, repair or improvement in accordance with this Master Deed and the By-Laws.

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8. Administration of the Condominium. (A) The affairs of the Condominium shall be governed and administered by the Association in accordance with this Master Deed, the Articles of Incorporation, the By-Laws, and rules and regulations made by the Association in accordance with this Master Deed and the By-Laws. The Association shall be governed by a Board of Trustees who shall be elected and serve, and shall have the duties and powers, as provided in this Master Deed and the By-Laws. The Board of Trustees shall have the responsibility, upon express authorization by the Members therefor, for the maintenance, repair, replacement, management, operation, alteration and use of, and additions to, the Common Elements, and shall have the right, upon express authorization by the Members therefor, to delegate its duties to officers and managers or agents and to other Persons, firms or corporations. Material alterations of, and substantial additions to, the Common Elements may be undertaken by the Board of Trustees, upon express authorization by the Members therefor.

(B) Each Unit Owner shall be a Member of the Association so long as it holds legal title to its Unit, such membership being transferred upon the transfer or conveyance of each Unit to the new Owner thereof as an appurtenance of such Unit, and each Unit Owner shall be entitled to vote on all matters put to a vote of Members in accordance with the proportionate undivided interest in the Common Elements of the Condominium appurtenant to such Unit Owner's Unit.

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(C) The Association, acting through its Board of Trustees, shall have the power, upon express authorization by the Members therefor, to levy assessments, annual or special, against Unit Owners and their respective Units to pay the Common Expenses of the Condominium. Such assessments shall be made in accordance with the Proportionate Share of Common Expenses appurtenant to each Unit Owner's Unit, and the budgeting for the financial affairs of the Condominium, the establishment of reserves, the determination of assessments, reserves, Common Expenses, and Common Surplus shall be governed by the Board of Trustees, upon express authorization by the Members therefor, in accordance with the By-Laws.

All assessments levied by the Board of Trustees, together with late charges and other penalties as may be established by the By-Laws, shall be the personal obligation of each Unit Owner and shall constitute a lien upon its Unit having such priority over all other liens as is specified in the By-Laws.

The Board of Trustees, upon express authorization by the Members therefor, shall have such remedies as are specified in the By-Laws, and available at law and in equity (as the same may be otherwise limited by the provisions of this Master Deed or the By-Laws) with respect to defaults by any Unit Owner in the payment of assessments levied against it and its Unit, including, without limitation, the right to file claims of lien therefor in the Office of the Clerk of Morris

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County and to foreclose the lien on its Unit therefor in like manner as a mortgage on real property, and the Board of Trustees shall also have the right, upon express authorization by the Members therefor, to recover all costs incurred with respect to such remedies including, without limitation, reasonable counsel fees, which costs shall also be secured by the aforesaid lien. In the event the Association comes, upon express authorization by the Members therefor, to hold title to a Unit, whether by purchase at the foreclosure sale or conveyance in lieu thereof, the Association shall hold such title in behalf of the remaining Unit Owners. In the event the proceeds of the foreclosure sale are not sufficient to pay such unpaid assessments, the unpaid balance shall be charged to the remaining Unit Owners as a Common Expense. However, where the holder of a mortgage of record, or other purchaser of a Unit at a foreclosure sale of a mortgage, obtains title to the Unit as a result of foreclosure or the mortgage holder obtains title by conveyance in lieu of foreclosure, such acquirer of title, its successors or assigns, shall not be liable and the Unit shall no longer be subject to a lien for the payment of assessments which were assessed and became due prior to the acquisition of title to such Unit by such acquirer. In such event, the unpaid balance of such assessments shall be charged to all Unit Owners, to include the acquirer of title to said Unit, as a Common Expense.

(D) Each Unit Owner shall pay the assessments (or payments in lieu of assessments) levied against it when due

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and no Unit Owner may exempt itself from liability for the payment thereof by waiver of the use or the enjoyment of any of the Common Elements by the abandonment of its Unit, or by claiming the quantity or quality of services are not worthy of such payment or are not as contemplated by such Unit Owner at the time of acquisition. However, no unit Owner shall be liable for the payment of any such levy subsequent to a sale, transfer or other conveyance by it of such Unit, but each Unit Owner and the Person to whom its Unit is conveyed shall be jointly and severally liable for all unpaid assessments which were levied prior to such sale, transfer or conveyance.

9. Certain of the Obligations, Responsibilities and Liabilities of Unit Owners. (A) All present or future Unit Owners, tenants, Occupants or any other Person that might use the facilities of the Condominium Property in any manner, shall be subject to the terms and provisions of this Master Deed and the By-Laws and the rules and Regulations promulgated by the Board of Trustees for the Condominium pursuant to the By-Laws not inconsistent with the foregoing, as they may be amended or promulgated from time to time. The acceptance of a deed or conveyance, or the entering into of a lease or occupancy, of any Unit or part thereof as to a lease shall signify that the provisions of this Master Deed, the By-Laws and such rules and regulations are accepted and ratified by such owner, tenant or Occupant, and all of such provisions shall be deemed and taken to be covenants running with the Unit and shall bind any Person

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having at any time an interest or estate in such Unit, as though such provisions were recited and stipulated at length in each and every deed, conveyance, lease or other instrument.

(B) In the event any Unit Owner fails to comply with the terms and provisions of this Master Deed or the By-Laws or the rules and regulations promulgated by the Board of Trustees for the Condominium in accordance with the By-Laws, or fails to require a tenant or other Occupant of its Unit to so comply, the Board of Trustees and the other Unit Owners (whether or not their Units are directly affected by such violation) shall each be entitled, in addition to any other remedies hereby afforded them, or either of them, to bring an action to recover sums due for damages, which action shall be maintainable by the Board of Trustees on behalf of the aggrieved Unit Owners, or in a proper case, by the aggrieved Unit Owner.

(C) In any proceeding arising because of an alleged default by a Unit Owner, the prevailing party shall be entitled to recover the costs of the proceeding and such reasonable counsel fees as may be determined by the Court.

(D) Each Unit Owner shall be liable for the expense of any maintenance, repair or replacement rendered necessary to Units or Common Elements by its act, neglect or carelessness, or that of Occupants of its Unit or its tenant or such tenant's employees, subtenants or invitees, to the extent that such expense is not met by the proceeds of insurance carried by the Association for the Condominium.

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(E) All right, remedies and privileges granted to the Board of Trustees, officers and designated agents of the Association, or a Unit Owner, pursuant to any terms, provisions, covenants or conditions of this Master Deed, the By-Laws or the rules and regulations promulgated by the Board of Trustees for the Condominium pursuant to the By-Laws, shall be deemed to be cumulative, and the exercise of any one or more shall not be deemed to constitute an election of remedies nor shall it preclude the party thus exercising the same from exercising such other and additional rights, remedies or privileges as may be granted to such party hereunder or under the By-Laws or such rules and regulations or at law.

(F) Each Unit Owner shall have the right to lease its Unit, or any portion or portions thereof, provided that such lease is made in writing and made subject to all provisions of this Master Deed, the By-Laws and the rules and regulations promulgated for the Condominium by the Board of Trustees pursuant to the By-Laws. Each Unit Owner shall have the right to promulgate rules and regulations for the governance of its Unit, not inconsistent with the rules and regulations of the Association.

(G) All property taxes, special assessments and other charges imposed by any taxing authority are to be separately levied or assessed against and allocated on each Unit as a separate parcel, as provided in the Condominium Act.

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(H) Each Unit Owner shall pay for all charges affecting only its Unit directly to the utility company providing such utility service.

(I) Each Unit Owner shall comply with all governmental laws, including any environmental laws, which relate to the use or occupancy of its Unit. The Association will comply with all governmental laws, including environmental laws, which relate to the use of the Common Elements, with each Unit Owner paying a percentage of the cost of said compliance based upon its Proportionate Share.

10. Insurance: Damage or Destruction to the Condominium Property. (A) The Association shall obtain and maintain in effect such insurance with respect to the Condominium as is required under the By-Laws. Such insurance coverage shall be obtained without prejudice to the rights of each Unit Owner (and the tenants and other Occupants of such Unit) to obtain individual insurance. All insurance coverage obtained by the Association shall be a Common Expense.

In the event that any use of any Unit shall lead to an increase in any insurance premium payable on the insurance obtained by the Association, or on insurance procured by any other Unit Owner, the Owner of the Unit the use of which causes such increase shall be liable for payment of such increase, to the Association or to the other Unit Owners, as the case may be, and assessments may be levied against such Unit Owner and its Unit for such increase in premiums which may be enforced by the

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Ass ciation as a special assessment levied against such Unit Owner and its Unit.

(B) If the Common Elements or any part thereof are damaged or destroyed by fire or casualty, the repair or restoration of same, and disposition of any insurance proceeds, shall, subject to any required mortgagee approval, be done in accordance with the following:

(1) The Board of Trustees, upon express authorization by the Members therefor, shall contract with any licensed contractor or contractors to rebuild or repair such damage or destroyed portions of the Common Elements in conformance with the original plans and specifications, or if adherence to such original plans and specifications is impracticable in the opinion of the Board of Trustees, then in conformance with revised plans and specifications, provided such repairs or rebuilding shall be of a quality and kind substantially equivalent to, and in the location of, the original construction.

(2) If the proceeds of insurance are not made available for restoration by any mortgagee or are not sufficient to defray the estimated costs of reconstruction and repair to be undertaken by the Association, or if at any

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time during such reconstruction and repair, funds for payment of the costs thereof are insufficient, assessments shall be levied by the Board of Trustees against each Unit Owner, in accordance with their respective Proportionate Shares, in sufficient amounts to provide funds for the payment of such costs.

(3) If the amount of insurance proceeds received by the Association with respect to any casualty or fire should exceed the cost of reconstruction or repair thereof, the excess shall be paid over to the Unit Owners, in accordance with their respective Proportionate Shares.

(4) In the event such damage shall constitute substantially total destruction of the Condominium Property, any insurance proceeds paid to the Association as a result of damage or destruction to Condominium Property shall be distributed to the Unit Owners in accordance with their respective Proportionate Shares, all in accordance with the Condominium Act.

(C) Restoration and repair of damage to each Unit shall be made by and at the expense of the Owner of said Unit and such restoration and repair shall be completed as promptly as practicable, and in a lawful and workmanlike manner.

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The proceeds of any insurance received by the Association as to that Unit shall be made available by the Association for restoration and repair purposes.

11. Eminent Domain. If the Condominium Property, or any part thereof, shall be taken, injured or destroyed by eminent domain, each Unit Owner shall be entitled to notice of such taking and to participate through the Association in the proceeding incident thereto. All awards made in connection with such proceedings shall be collected by the Association and applied or distributed by it in accordance with the following, unless the award or decree provides to the contrary:

(A) With regard to a taking of the Common Elements: In the event of a taking in condemnation or by eminent domain of part or all of the Common Elements, the award made for such taking shall be payable to the Association which shall, subject to any required mortgagee approval, restore the Common Elements to as equivalent as existed prior to the taking as is possible under the circumstances.

(B) With regard to a taking of land or improvements related to a Unit:

(1) The awards or compensation payable for the Unit land (or the equivalent) shall be payable to the respective Unit Owners.

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(2) The awards or compensation payable for the improvements to a Unit or Unit land shall be payable to the respective Unit Owners.

(C) The Unit Owners shall each have the right in any condemnation proceeding to prosecute its own claim with respect to, and to collect any award for, a taking of any fixtures or personal property which are not included in any award for land and improvements.

(D) The Unit Owners [together with any mortgagee(s) who may elect to do so] may participate in any proceedings to the exclusion of the Association if they so elect.

12. Waiver. No restriction, condition, obligation or covenant contained in this Master Deed shall be deemed to have been abrogated or waived by reason of the failure to enforce the same irrespective of the number of violations or breaches thereof which may occur.

13. Severability. If any provision of this Master Deed or the By-Laws causes same to be insufficient to submit the Condominium Property to the provisions of the Condominium Act, such provisions shall be deemed deleted from this Master Deed or the By-Laws, as the case may be, for the purpose of submitting the Condominium Property to the provisions of the Condominium Act, but shall nevertheless be valid and binding upon and inure

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to the benefit of the Owners of the Condominium Property and their heirs, executors, administrators, legal representatives, successors and assigns, as covenants running with the land and with every part thereof and interest therein under other applicable law to the extent permitted under such applicable law with the same force and effect as if, immediately after the recording of this Master Deed and the By-Laws, all Unit Owners had signed and recorded an instrument agreeing to each such provision as a covenant running with the land. If any provision which is necessary to cause this Master Deed and the By-Laws to be sufficient to submit the Condominium Property to the provisions of the Condominium Act is missing from this Master Deed or the By-Laws, then such provision shall be deemed included as part of this Master Deed or the By-Laws, as the case may be, for the purposes of submitting the Condominium Property to the provisions of the Condominium Act.

14. Singular, Plural. The use of the singular in this Master Deed shall be deemed to include the plural, and vice versa, in each case whenever the context so requires.

15. Covenants Running with the Land. All provisions of this Master Deed and the By-laws, including, without limitation, the provisions of this Article 15, shall, to the extent applicable and unless otherwise expressly herein or therein provided to the contrary, be perpetual and be construed to be covenants running with the land of the Condominium Property and with every part thereof and interest therein, and.

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all of the provisions thereof shall be binding upon and inure to the benefit of the Owner of all or any part thereof, or interest therein, and its heirs, executors, administrators, legal representatives, successors and assigns, but the same are not intended to create nor shall they be construed as creating any rights in or for the benefit of the general public. All present and future Owners, tenants, subtenants and Occupants of Units shall be subject to and shall comply with the provisions of this Master Deed and the By-Laws, as they may be amended from time to time. The acceptance of a deed or conveyance or the entering into a lease or the entering into occupancy of any Unit shall constitute an agreement that the provisions of this Master Deed and the By-Laws, as they may be amended from time to time, are accepted and ratified by such Owner, tenant, subtenant or Occupant, and all of such provisions shall be deemed and taken to be covenants running with the land of the Condominium Property and shall bind any Person having at any time any interest or estate in such Unit, as though such provisions were recited and stipulated at length in each and every deed or conveyance or lease or other instrument thereof.

16. Termination. The Condominium shall continue until (i) terminated after casualty loss, condemnation or eminent domain as more particularly provided herein, or (ii) such time as withdrawal of the Condominium Property from the provisions of the Condominium Act is effected in the manner provided in Article XI of the By-Laws. Termination of the

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Condominium shall require the approval of each holder of a mortgage of record encumbering a Unit.

17. Notices. All notices to be given to the Association or to any Unit Owner shall be made and given in accordance with the requirements therefor set forth in the By-Laws.

18. Protective Provisions for the Benefit of Mortgagees. Notwithstanding anything to the contrary in this Master Deed or the By-Laws or Articles of Incorporation, the following shall apply with respect to each mortgage of any Unit:

(A) Each Unit Owner who places a mortgage upon its Unit, together with the mortgagee, shall notify the Board of Trustees thereof and provide the name and address of the mortgagee. A record of such mortgagee's name and address shall be maintained by the Board of Trustees and any notice required to be given to a mortgagee pursuant to the terms of this Master Deed, the By-Laws or the Condominium Act shall be deemed effectively given if mailed to such mortgagee at the address shown in such record in the time provided. Unless notification of any such mortgage and the name and address of the mortgagee are furnished to the Board of Trustees, by the Owner and the mortgagee, no notice to any mortgagee as may be otherwise required by this

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Master Deed, the By-Laws or the Condominium Act shall be required and no mortgagee shall be entitled to vote on any matter to which it otherwise may be entitled to vote by virtue of this Master Deed, the By-Laws, the Condominium Act, or proxy granted to such mortgagee in connection with the mortgage. A mortgagee's name may be stricken from such notification list, and such mortgagee shall no longer be entitled to the notices or statements provided for in this Article upon placement of a satisfaction of its mortgage of record.

(B) The Board of Trustees shall, upon request of a mortgagee who has furnished the Board of Trustees with its name and address as hereinabove provided, mail such mortgagee a copy of each written notice of any default in the performance by its Unit Owner borrower of any obligations of such Unit Owner under this Master Deed or the By-Laws which is given to such Unit Owner by the Board of Trustees.

(C) The Board of Trustees shall, upon request of a mortgagee, or a proposed purchaser who has a contractual right to purchase a Unit, furnish to such mortgagee or purchaser, a statement setting forth the amount of the unpaid

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assessments against the Unit, if any, which statement shall be binding upon the Association as of its date, and any mortgagee or grantee of the Unit shall not be liable for, nor shall the Unit conveyed be subject to a lien for, any unpaid assessments levied or assessed wholly or partially with respect to any period of time prior to the date of such statement in excess of the amount set forth in such statement, as such assessments may be adjusted pursuant to this Master Deed and/or the By-Laws.

(D) The Board of Trustees shall accept payment of any sum or performance of any act by any mortgagee of a Unit Owner required to be paid or performed by such Unit Owner pursuant to the provisions of this Master Deed, the By-Laws or the rules and regulations for the Condominium promulgated by the Board of Trustees in accordance with the By-Laws, with the same force and effect as though paid or performed by such Unit Owner.

(E) No provision of this Article 18 shall be amended or modified by amendment, alteration, addition or modification of this Master Deed without the consent of the mortgagee then holding

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a mortgage on the Unit as to which such amendment or modification shall apply.

19. Exhibits. The following are all of the Exhibits attached hereto, which by this reference are made a part hereof:

List of Exhibits

- A. Legal Description
- B. Articles of Incorporation
- C. By-Laws
- D. Survey
- E. Certificate of Membership

20. Amendment to Master Deed. Except for alteration of the boundaries of a Unit or of a Unit's interests in the Common Elements, or of a Unit's Proportionate Share of Common Expenses, which alterations cannot be done except with the consent of all Unit Owners and mortgagees of the Units directly affected thereby, this Master Deed may be modified, altered, amended or added to by resolution of the Members adopted at any duly called meeting of the Unit Owners provided that:

- (A) A notice of the meeting containing a full statement of the proposed modification, alteration, amendment or addition has been sent to all Unit Owners and to all mortgagees of Units who have requested same; and
- (B) Owners of Units of which the proportionate undivided interest in the Common Elements aggregate one hundred (100%) percent of

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the proportionate undivided interests of the
Common Elements approve the change in writing;
and

(C) An instrument evidencing the change is
duly recorded in the Office of the Morris County
Clerk. Such instrument need not contain the
written consent of Owners of Units to which the
required percentage of interest in the Common
Elements is appurtenant, but shall contain a
certification by at least two (2) Members of the
Board of Trustees that the consents required by
this Section for such change have been received
and filed with the Board of Trustees.

IN WITNESS WHEREOF, the Grantor has caused this Master
Deed to be executed the day and year first above written.

ATTEST:

LONGWOOD LAKE CABIN OWNERS
ASSOCIATION, INC., a New Jersey
not-for-profit corporation,
Grantor

Paula S. Galloway
PAULA GALLOWAY, Secretary

BY: *Pat Pagano*
PAT PAGANO, President



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STATE OF NEW JERSEY:
COUNTY OF Morris : SS:

BE IT REMEMBERED, that on this 15th day of May 1990, before me, the subscriber, a N.J. attorney, personally appeared PAULA GALLOWAY, who, being by me duly sworn on her oath, deposes and makes proof to my satisfaction, that she is the Secretary of LONGWOOD LAKE CABIN OWNERS ASSOCIATION, INC., the corporation named in the within instrument, that PAT PAGANO is the President of said corporation; that the execution, as well as the making of this instrument, has been duly authorized by a proper resolution of the Board of Trustees of said corporation; that deponent well knows the corporate seal of said corporation; and that the seal affixed to said instrument is the proper corporate seal and was thereto affixed and said instrument signed and delivered by said President as and for the voluntary act and deed of said corporation, in presence of deponent, who thereupon subscribed his name thereto as attesting witness.

Paula S. Galloway
PAULA GALLOWAY, Secretary

Sworn to and subscribed
before me the date aforesaid

Scott R. Lippert
SCOTT R. LIPPERT
ATTORNEY AT LAW
STATE OF NEW JERSEY

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EXHIBIT "A" TO MASTER DEED

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Lot 43A, Block 336

BEGINNING at a point marking the most southerly corner of herein described tract and being the easterly corner of Lot 43B, Block 336, said point being distant 84.54 feet on a bearing of South 36° 44' 05" West from the centerline of a 150-foot wide PSE&G Co. R.O.W. and being the following two courses from the easterly corner of Lot 2, Block 338, which is in the centerline of Berkshire Valley Roads;

(A) along the northeasterly line of said Lot 2, North 47° 02' 34" West, 2102.08 feet to a point, thence;

(B) along the northwesterly line of said Lot 2, South 36° 44' 05" West, 208.59 feet to said point of beginning, thence the following six courses running along Lot 43B, Block 336;

(1) North 50° 51' 59" West, 2334.17 feet to a concrete monument (stamped J.C. No. 29) said last course passes over three concrete monuments along said line (stamped J.C. No. 25, J.C. No. 27, and J.C. No. 28), thence;

(2) North 70° 32' 27" East, 634.89 feet to a concrete monument (stamped J.C. No. 30), thence;

(3) North 10° 57' 46" East, 446.28 feet to a concrete monument (stamped J.C. No. 31), thence;

(4) North 62° 11' 46" East, 516.78 feet to a point in a pond, thence;

(5) South 53° 29' 38" East, 422.40 feet to a point in said pond, thence;

(6) leaving said pond, North 33° 27' 49" East, 726.11 feet to a corner stone in a stone pile, thence;

(7) still along said Lot 43B and running along Lot 39A, North 22° 25' 26" East, 1372.80 feet to a corner of Lot 35, said last course passes over a corner stone in a stone pile 412.86 feet from its beginning, thence;

(8) running along said Lot 35, South 49° 40' 23" East, 1912.89 feet to a point in line of Lot 41, thence;

(9) running along said Lot 41, along Lot 42, and along Lot 2, Block 338, South 36° 44' 05" West, 3430.68 feet to the point and place of beginning.

CONTAINING 146.297 acres of land.

BEING Lot 43A in Block 336 on the Jefferson Township Tax Map.

SUBJECT to a 150-foot wide Public Service Electric and Gas Co.
Right of Way recorded in Deed Book S-32, Page 88.

THIS DESCRIPTION prepared in accordance with a survey dated May 1,
1989, revised to July 31, 1989, by Apgar Associates, Engineers, Land
Surveyors, and Planners, Far Hills, New Jersey.

Lot 2, Block 339 - Jefferson Township

Lot 5, Block 70001 - Rockaway Township

BEGINNING at a point in the centerline of Berkshire Valley Road, said point being distant 132.83 feet measured northeasterly along said centerline from its intersection with the centerline of a 150-foot wide PSE&G Co. R.O.W., said beginning point being the most northerly corner of herein described tract, thence;

(1) leaving said road and running along Lot 1, Block 356, Valley Trail, Lot 1, Block 365, Aldrin Road, Lot 1, Block 354, crossing Longwood Lake and along Lots 2, 3, and 4, Block 353B, Longwood Lake Road, Lot 2, Block 353, and Lot 30, Block 340, South 47° 02' 34" East, 2289.13 feet to a corner of Lot 29, Block 340; said course passes over an iron pipe 301.27 feet from its beginning, thence;

(2) running along said Lot 29, South 46° 40' 34" East, 908.65 feet to a point in a circle of stones and corner of lands of Picatinny Arsenal, U.S.A., thence;

(3) running along said lands and crossing the approximate municipal boundary line between Jefferson Township and Rockaway Township, South 40° 02' 35" West, 5799.81 feet to a point, thence;

(4) still along said lands, crossing said municipal boundary line between Rockaway Township and Jefferson Township and running along Lot 1, Block 339, North 54° 31' 15" West, 1495.00 feet to a point, thence;

(5) still along said Lot 1, North 37° 14' 21" East, 2494.91 feet to a concrete monument (stamped J.C.), thence;

(6) still along said Lot 1, North 47° 33' 52" East, 448.12 feet to a concrete monument (stamped J.C. No. 1), thence;

(7) still along said Lot 1 and crossing Longwood Lake, North 53° 09' 14" West, 1974.06 feet to a point in the centerline of Berkshire Valley Road, thence the following four courses running in said centerline of Berkshire Valley Road;

(8) North 32° 12' 47" East, 715.57 feet to a point of curvature, thence;

(9) on a curve to the right having a radius of 1400.00 feet, an arc length of 505.80 feet and a central angle of $20^{\circ} 42' 00''$ to a point of tangency, thence;

(10) North $52^{\circ} 54' 47''$ East, 1528.73 feet to a point of curvature, thence;

(11) on a curve to the left having a radius of 2639.56 feet, an arc length of 564.23 feet, a central angle of $12^{\circ} 14' 51''$ and a chord of North $46^{\circ} 47' 21''$ East, 563.16 feet to the point and place of beginning.

CONTAINING 349.044 acres of land.

BEING Lot 2 in Block 339 on the Jefferson Township Tax Map and being part of Lot 5, Block 70001 on the Rockaway Township Tax Map.

SUBJECT to the rights of the public in and along Berkshire Valley Road.

SUBJECT to the following easements and rights of way:

1. A 20-foot wide A.T. & T. Co. of N.J. Right of Way recorded in Deed Book 2068, Page 1114.
2. A 150-foot wide Public Service Electric and Gas Co. Right of Way recorded in Deed Book S-32, Page 88.
3. A Restrictive Easement to Picatinny Arsenal-U.S.A. recorded in Deed Book Y-65, Page 104.

THIS DESCRIPTION prepared in accordance with a survey dated May 1, 1989, revised to July 31, 1989, by Apgar Associates, Engineers, Land Surveyors, and Planners, Far Hills, New Jersey.

Lot 2, Block 338

BEGINNING at a point in the centerline of Berkshire Valley Road, said point being distant 132.83 feet measured northeasterly along said centerline from its intersection with the centerline of a 150-foot wide PSE&G Co. R.O.W., said beginning point being the most easterly corner of herein described tract, thence the following four courses running in said centerline of Berkshire Valley Road;

(1) on a curve to the right having a radius of 2639.56 feet, an arc length of 564.23 feet, a central angle of $12^{\circ} 14' 51''$ and a chord of South $46^{\circ} 47' 21''$ West, 563.16 feet to a point of tangency, thence;

(2) South $52^{\circ} 54' 47''$ West, 1528.73 feet to a point of curvature, thence;

(3) on a curve to the left having a radius of 1400.00 feet, an arc length of 505.80 feet and a central angle of $20^{\circ} 42' 00''$ to a point of tangency, thence;

(4) South $32^{\circ} 12' 47''$ West, 715.57 feet to a point, thence leaving said road the following three courses running along Lot 1, Block 338;

(5) North $53^{\circ} 09' 14''$ West, 301.79 feet to a concrete monument (stamped J.C. No. 9), thence;

(6) South $36^{\circ} 50' 15''$ West, 2199.25 feet to a point, thence;

(7) North $53^{\circ} 09' 30''$ West, 1265.04 feet to a concrete monument (stamped J.C. No. 13), said last course passes over two concrete monuments along said line, (stamped J.C. No. 11 and J.C. No. 12), thence;

(8) running along Lot 43B, Block 336 and along Lot 43A, Block 336, North $36^{\circ} 44' 05''$ East, 5660.64 feet to a corner of Lot 42, Block 336, said last course passes over six concrete monuments along said line (stamped J.C. No. 14, J.C. No. 15, J.C. No. 17, J.C. No. 18, J.C. No. 19 and J.C. No. 22), thence;

(9) running along said Lot 42 and along Lot 1, Block 357, South $47^{\circ} 02' 34''$ East, 2102.08 feet to the point and place of beginning. Said last course passes over an iron pipe in the base of a 20-inch oak tree, 577.19 feet from its termination.

CONTAINING 198.204 acres of land.

BEING Lot 2 in Block 338 on the Jefferson Township Tax Map.

SUBJECT to the rights of the public in and along Berkshire Valley
Road.

SUBJECT to a 150-foot wide Public Service Electric and Gas Co.
Right of Way recorded in Deed Book S-32, Page 88.

THIS DESCRIPTION prepared in accordance with a survey dated May 1,
1989, revised to July 31, 1989, by Apgar Associates, Engineers, Land
Surveyors, and Planners, Far Hills, New Jersey.

EXHIBIT "B" TO MASTER DEED

CERTIFICATE OF INCORPORATION
OF
LONGWOOD LAKE CABIN OWNERS ASSOCIATION, INC.

FIRST: The name of the corporation is Longwood Lake Cabin Owners Association, Inc.

SECOND: The address of the corporation's registered office in the State of New Jersey is 11 Astor Place, Glen Ridge, Essex County, New Jersey 07028. The name of its registered agent at such address is Mr. Victor Fucci.

THIRD: The purpose of the corporation is to preserve, maintain and protect Lower Longwood Lake, located in Jefferson Township, Morris County, New Jersey, and the woodlands surrounding that lake; and to promote the responsible and environmentally prudent enjoyment of Lower Longwood Lake and surrounding woodlands by the owners of recreational cabins on property adjacent to Lower Longwood Lake.

FOURTH: The corporation shall have members of a single class, who must be owners of cabins located on the property adjacent to Lower Longwood Lake, identified as Jefferson Township tax block 339, lot 2. Further qualifications for members, along with restrictions governing transfer of membership, shall be as provided in the By-Laws of the corporation.

FIFTH: The trustees shall be members of the corporation. Election of trustees shall be as set forth in the By-Laws of the corporation; such election need not be by written ballot unless and to the extent provided by the By-Laws of the corporation. Six trustees shall constitute

the initial board of trustees. The names and mailing addresses of the initial trustees are:

Patrick Pagano	83-80 118th Street, Apt. 6R Kew Gardens, New York 11415
Tim Buder	P. O. Box 4724 Clifton, New Jersey 07015
Victor Fucci	11 Astor Place Glen Ridge, New Jersey 07028
Otto Bromel	93 Exton Avenue N. Arlington, New Jersey 07032
Paula Galloway	395 S. End Avenue, Apt. 29E New York, New York 10280
Doug Bogwald	2 Farm Road Randolph, New Jersey 07869

SIXTH: The name and mailing address of the incorporator is Jeff H. Galloway, One Wall Street, 26th Floor, New York, New York 10005.

SEVENTH: The method of distribution of the corporation upon dissolution shall be as set forth in the By-Laws of the corporation.

EIGHTH: The board of trustees shall have the power, without any action of the members, to adopt, amend or repeal By-Laws of the corporation.

IN WITNESS WHEREOF, I have made and signed this Certificate of Incorporation this 12th day of February, 1986.


Incorporator

CERTIFICATE OF AMENDMENT TO
CERTIFICATE OF INCORPORATION OF
LONGWOOD LAKE CABIN OWNERS ASSOCIATION, INC.

1. The name of the corporation is Longwood Lake Cabin Owners Association, Inc., a New Jersey not for profit corporation (the "Corporation").

2. The Certificate of Incorporation is hereby amended as follows:

(A) Article Third is hereby deleted and replaced with the following:

The Corporation does not contemplate pecuniary gain or profit to the members thereof, and the specific purposes for which it is formed are to provide for the maintenance, preservation and control of the common elements within that certain tract of property described on Exhibit "A" of a certain Master Deed entitled "Longwood Lake Cabins, A Condominium", recorded or intended to be recorded in the Office of the Clerk of Morris County, and to promote the health, safety and welfare of the residents within the above described property and for these additional purposes:

(i) To exercise all of the powers and privileges and to perform all of the duties and

obligations of the Corporation as set forth in the aforesaid Master Deed and By-Laws of the Corporation annexed to the Master Deed as Exhibit "C" as they both may be amended from time to time as therein provided, said Master Deed and By-Laws being incorporated herein as if set forth at length;

(ii) To fix, levy, collect and enforce payment by any lawful means, of all charges or assessments pursuant to the terms of said Master Deed and the By-Laws of the Corporation; to pay all expenses in connection therewith and all office and other expenses incident to the conduct of the business of the Corporation, including all licenses, taxes or governmental charges levied or imposed against the property of the Corporation;

(iii) To acquire (by gift, purchase, or otherwise), own, hold, improve, build upon, operate, maintain, convey, sell, lease, transfer, dedicate for public use or otherwise dispose of real or personal property in connection with the affairs of the Corporation;

(iv) To borrow money to mortgage, pledge, deed in trust, or hypothecate any or all of its

real or personal property as security for money borrowed or debts incurred; and

(v) To have and to exercise any and all powers, rights and privileges which a corporation organized under the Non-Profit Corporation Law of the State of New Jersey by law may now or hereafter have or exercise.

(B) Article Fourth is hereby deleted and replaced by the following:

Every person or entity who is a record owner of a fee interest in any Unit which is subject to the Master Deed aforesaid is subject to assessment by the Corporation, and qualifies in accordance with the By-Laws, shall be a member of the Corporation, the persons or entities collectively owning any Unit or Units, if any, being collectively a member with respect to each Unit owned collectively, as provided in the By-Laws. The foregoing is not intended to include persons or entities who hold an interest merely as security for the performance of an obligation. Ownership of any such Unit shall be the sole qualification for membership. Upon termination of the interest of the Unit Owner, his membership shall automatically terminate and shall be

transferred and shall inure to the new Unit Owner
succeeding him in interest.

3. This Amendment to Certificate of Incorporation
was adopted by the unanimous written consent of the trustees
without a meeting.

4. Except as expressly amended herein, the
Certificate of Incorporation shall remain in full force and
effect.

IN WITNESS WHEREOF, the undersigned have executed this
Amendment to Certificate of Incorporation this 15th day of May
1990.

ATTEST:

LONGWOOD LAKE CABIN OWNERS
ASSOCIATION, INC.

BY:

PAULA GALLOWAY, Secretary

PAT PAGANO, President

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STATE OF NEW JERSEY:
: SS:
COUNTY OF MORRIS :

BE IT REMEMBERED, that on this 15th day of May 1990,
before me, the subscriber, _____, personally
appeared PAULA GALLOWAY, who, being by me duly sworn on her
oath, deposes and makes proof to my satisfaction, that she is
the Secretary of LONGWOOD LAKE CABIN OWNERS ASSOCIATION, INC.,
the corporation named in the within instrument, that PAT PAGANO
is the President of said corporation, that the execution, as
well as the making of this instrument, has been duly authorized
by a proper resolution of the Board of Trustees of said
corporation, and that said instrument was signed and delivered
by said President as and for the voluntary act and deed of said
corporation, in presence of deponent, who thereupon subscribed
his name thereto as attesting witness.

PAULA GALLOWAY, Secretary

Sworn to and subscribed
before me the date aforesaid

SCOTT R. LIPPERT
Attorney-at-Law of the
State of New Jersey

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**These Bylaws were replaced by a vote of the Members on October 3, 2020.
The 2020 Bylaws are available on the LLCOA website.**

**EXHIBIT C
to Master Deed**

**AMENDED AND RESTATED BY-LAWS OF
LONGWOOD LAKE CABIN OWNERS ASSOCIATION, INC.
A New Jersey Not-for-Profit Corporation**

ARTICLE I

Nature of By-Laws

Section 1. Name and Principal Office. These are the Amended and Restated By-Laws of the LONGWOOD LAKE CABIN OWNERS ASSOCIATION, INC., a not-for-profit corporation organized under Title 15 of the New Jersey Statutes Annotated (hereinafter called the "Association"). These Amended and Restated By-Laws (hereinafter called the "By-Laws") supersede and replace the By-Laws dated March 28, 1989. The principal office of the Association shall be located at 11 Astor Place, Glen Ridge, New Jersey 07028.

Section 2. Purpose. These By-Laws are intended to govern the administration of the Association, the purpose of which is to serve as a means through which the Unit Owners (hereinafter defined) of Longwood Lake Cabins, a Condominium may take action with regard to the administration, management and operation of Longwood Lake Cabins, a Condominium which is being formed by a Master Deed (hereinafter called the "Master Deed") to be recorded in the Office of the Clerk of Morris County,

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located in the State of New Jersey, to which these By-Laws are appended as Exhibit C.

The Statute relating to the formation of condominiums in the State of New Jersey, pursuant to which Longwood Lake Cabins, a Condominium is to be formed and governed, is P.L. 1969, Ch. 257 (N.J.S.A. 46:8B-1, et seq.) (hereinafter called the "Condominium Act").

Section 3. Fiscal Year. The fiscal year of the Association shall be the calendar year.

ARTICLE II

Definitions

Section 1. Definitions. The words defined in Article 2 of the Master Deed, when used in these By-Laws, shall have the same meanings herein as set forth in the Master Deed (unless the context shall prohibit).

ARTICLE III

Plan of Unit Ownership

Section 1. Applicability of By-Laws. The provisions of these By-Laws are applicable to Longwood Lake Cabins, a Condominium, its Condominium Property and to the ownership, use and occupancy thereof.

Section 2. Application. All present and future Owners, mortgagees, lessees and occupants of Units and their employees, and any other Persons who may use the facilities of

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the Condominium Property in any manner are subject to these By-Laws, the Rules and Regulations of the Association adopted pursuant to Paragraph (E) of Section 3 of Article VI below (hereinafter called the "Rules and Regulations") and the Master Deed.

Both the acceptance of a Unit Deed and/or the entering into of a lease and the subsequent physical act of occupancy of a Unit or part thereof shall constitute an agreement by said Owner/Occupant and/or tenant/Occupant that these By-Laws, the Rules and Regulations and the provisions of the Master Deed, as they may be amended from time to time, are accepted, ratified and will be complied with by such Person.

ARTICLE IV

Membership and Assessments

Section 1. Membership. There shall be one (1) membership in the Association per Unit Owner; provided, however, that any such Person who holds such title merely as a security for the performance of an obligation (including, but not limited to, mortgagees or trustees under deeds of trust) shall not be a Member. Such membership shall be appurtenant to and may not be separated from such ownership of Unit, and such membership by a Unit Owner shall be evidenced by a certificate in the form attached hereto as Exhibit E which shall be issued by the Association as an appurtenance to each Unit, which certificate

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may not be separated from ownership of such Unit and, as a condition precedent to the sale, conveyance or other transfer of such Unit, shall, simultaneously therewith, be assigned to the purchaser, grantee or other transferee of such Unit.

Section 2. Use of Common Elements by Non-Members.

Every Person who is entitled to possession and occupancy of a Unit or part thereof as a tenant, lessee or other Occupant of a Member shall be privileged to use its Common Elements, subject to the Rules and Regulations and the terms of any agreement with a Member but shall not be entitled to any vote with respect to Association matters.

Section 3. Change of Membership. Change of membership shall be accomplished by recording with the Office of the Clerk of Morris County a Unit Deed or other instrument establishing a record title to a Unit. The membership of the prior Unit Owner shall thereby be automatically terminated.

Section 4. Rights of Membership. Every Person who is entitled to membership in the Association shall be privileged to use and enjoy the Common Elements, subject, however, to the provisions of the Master Deed, the Articles of Incorporation for the Association and these By-Laws and to the right of the Association to promulgate rules and regulations governing such use and enjoyment pursuant to these By-Laws.

Section 5. Assessments. The rights of membership in the Association are subject to the payment of annual and special

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assessments levied by the Association with respect to Common

Expenses, the obligation of which assessments is imposed against
each Unit Owner and said assessments shall be a lien upon the
Owner's Unit, as provided by the Master Deed.

(A) Creation of the Lien and Personal

Obligation of Assessments. The Grantor hereby
covenants and agrees, and each Owner of each Unit
by acceptance of a Unit Deed or other conveyance
therefor (whether or not it shall be so expressed
in any such Unit Deed or other form of
conveyance) shall be deemed to hereby covenant
and agree to pay to the Association: (i) annual
assessments; (ii) special assessments for capital
improvements and temporary tax assessments; and
(iii) assessments, special or otherwise, for a
reserve fund and for such other charges as are
provided for under the provisions of the Master
Deed or these By-Laws; such assessments to be
fixed, established and collected from time to
time, as hereinafter provided, to pay Common
Expenses. The aforesaid assessments, together
with interest thereon and reasonable counsel
fees, expert's fees and court costs ("Costs of
Collection"), shall be a charge on the Unit and
shall be a continuing lien upon the Unit against

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**These Bylaws were replaced by a vote of the Members on October 3, 2020.
The 2020 Bylaws are available on the LLCOA website.**

which each such assessment is made. Each such assessment, together with interest and Costs of Collection, shall also be the obligation of the Person (or Persons) who was (or were) the Owner of such Unit at the time when the assessment fell due. In the case of co-ownership of a Unit, all co-Owners of the Unit shall be jointly and severally liable for such assessments.

(B) **Purpose of Assessments.** The assessments levied by the Association shall be used to pay Common Expenses including, but not limited to, the costs of operation and maintenance of the Common Elements, the payment of taxes and insurance thereon, costs of repair, replacement, and additions thereto, costs of labor, equipment, materials, management and supervision thereof, and all costs and expenses incidental to the operation and administration of the Association.

(C) **Basis and Maximum of Annual Assessments.** The annual assessment shall be established by vote of the Board of Trustees for each fiscal year of the Association. The Board of Trustees may, after consideration of current expenses and future needs of the Association,

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reduce the assessment for any fiscal year to a lesser amount, but such action shall not constitute a waiver by the Board of Trustees of its right to revert to the original assessment for the remainder of the year.

(D) **Special Assessments for Capital Improvements.** In addition to the annual assessments authorized by Paragraph (C) of this section 5, the Board of Trustees may levy special assessments, applicable to one (1) or more fiscal years, for the purposes of defraying in whole or in part, unexpected expenses with respect to the Common Elements.

(E) **Date of Commencement of Annual Assessments; Due Dates.** The annual assessment for the first fiscal year shall be due and payable in equal monthly installments commencing on the first day of the first month after the adoption of the assessment by the Board of Trustees. The annual assessment for each fiscal year, after the first fiscal year, shall become due and payable in equal monthly installments commencing on the first day of January of said year. The due date(s) of any special assessment under Paragraph (D) of this Section 5 shall be

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fixed in the resolution authorizing such
assessment.

(F) Special Assessment for Payment of
Purchase Money Mortgage. A portion of the
purchase price to be paid by the Association in
connection with the acquisition of the
Condominium Property will be paid by the making,
execution and delivery by the Association of a
note and mortgage in the amount of Six Hundred
Three Thousand Seven Hundred Fifty and 00/100
(\$603,750.00) Dollars (the "Loan"). Each Unit
Owner shall be responsible to pay a portion of
the purchase price calculated by dividing the
purchase price by the number of Units (the "Unit
Price").

It is anticipated that some Unit Owners
will have paid the entire Unit Price at or prior
to the acquisition of the Condominium Property by
the Association, and other Unit Owners
(individually, a "Borrower," collectively, the
"Borrowers") will have paid only a portion of the
Unit Price.

Acceptance of a Unit Deed by each
Borrower shall constitute a covenant on the part
of each Borrower to pay to the Association, in

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addition to all other assessments and charges required to be paid by Unit Owners pursuant to these By-Laws, a special annual assessment, in a sum to be calculated by multiplying the total annual principal and interest payable with respect to the Loan by a fraction, the numerator of which is the amount borrowed by each Borrower and the denominator of which is the amount of the Loan.

Said special annual assessment shall be payable monthly in equal installments, and, together with interest thereon and the Costs of Collection, shall be a charge on the Borrowers' Units and shall be a continuing lien upon the Unit against which each such assessment is made. In the case of co-ownership of a Unit, all co-Owners of the Unit shall be jointly and severally liable for such assessments.

Section 6. Reserve Account. (A) The Association, through its Board of Trustees, may establish and maintain a reserve fund for purposes of defraying the cost of the repair and replacement of the improvements constituting the Common Elements.

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(B) Such monies shall be collected as part of the annual assessment of each fiscal year, but all monies so collected shall be established in a separate fund.

(C) In accordance with the provisions of Article IV, Section 5(E), the Board of Trustees shall have the right, during any fiscal year, to levy a special assessment for the purpose of adding to the reserve fund account established in Paragraph (A) of this Section 6 for the purposes set forth therein. In determining the special assessment to be so levied, the Board of Trustees shall take into consideration the existing capital improvements and their respective useful lives.

Section 7. Indemnification of Members. Each Member, its heirs, administrators and executors shall be indemnified and held harmless by the Association against any losses, expenses and counsel fees reasonably incurred by or imposed upon it in connection with any action, suit or proceeding to which said Member, its heirs, administrators and executors may be made a party by reason of its being or having been a Member of the Association, or delegatee, and arising out of or in connection with the exercise of any approval rights or managerial authority granted to Members of the Association by the Master Deed or these By-Laws, provided, however, that should such Member be adjudged in such action to have been guilty of willful misconduct, the aforesaid indemnity shall not be applicable or operative. In the event of a settlement of any such a case,

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such Member shall be indemnified only as to such matters covered by the settlement which the Association is advised by its counsel are not the result of such willful misconduct of such Member. The aforesaid indemnification is intended to encompass the aforesaid acts of the Members only to the extent herein provided and is not intended to be operative with respect to any duties, obligations or liabilities assumed by such Members as Unit Owners not arising out of or in connection with the exercise of any approval rights or managerial authority granted to Members of the Association by the Master Deed or these By-Laws. Unless acting in willful misconduct, no Member shall be personally liable to any other Member in any respect for any action or lack of action arising out of the execution of its approval rights or managerial authority granted to it by the Master Deed or these By-Laws. Each Member shall be bound by the good faith actions of the Members of the Association taken in the execution of the rights and duties of said Members hereunder. The payment of and costs relating to the performance of the foregoing indemnification shall be deemed a Common Expense for which each Unit Owner shall be assessed its Proportionate Share of Common Expenses.

ARTICLE V

Meetings of Members

Section 1. Biennial Meeting. Unless otherwise set by

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the Board of Trustees, a biennial meeting of the Members shall be held on the second Saturday in the month of June in each year, beginning with the year 1990, at the hour of 3:00 o'clock P.M., for the purpose of electing Trustees and for the transaction of such other business as may come before the meeting. If the election of Trustees shall not be held on the day designated herein for any biennial meeting, or at any adjournment thereof, the Board of Trustees shall cause the election to be held at a special meeting of the Members as soon thereafter as conveniently may be.

Section 2. Special Meetings. Special meetings of the Members may be called by the President, the Board of Trustees, or by a group of Members having no less than one-tenth (1/10) of the voting rights.

Section 3. Notice of Meetings. Written notice stating the place, day and hour of any meeting of Members shall be delivered, either personally or by mail, to each Member entitled to vote at such meeting, not less than ten (10) nor more than sixty (60) days before the date of such meeting, by or at the direction of the President, or the Secretary, or the officers or Persons calling the meeting. In case of a special meeting or when required by statute or by these By-Laws, the purpose or purposes for which the meeting is called shall be stated in the notice. If mailed, the notice of a meeting shall be deemed to be delivered when deposited in the United States

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mail addressed to the Member at his address as it appears on the records of the Association, with postage thereon prepaid.

Section 4. Informal Action by Members. Any action required by law to be taken at a meeting of the Members, or any action which may be taken at a meeting of Members, may be taken without a meeting if a consent in writing, setting forth the action so taken, shall be signed by all of the Members entitled to vote with respect to the subject matter thereof.

Section 5. Quorum. The Members holding one-half (1/2) of the votes which may be cast at any meeting shall constitute a quorum at such meeting. If a quorum is not present at any meeting of Members, a majority of the Members present may adjourn the meeting from time to time without further notice.

Section 6. Proxies. At any meeting of Members, a Member entitled to vote may vote by proxy executed in writing by the Member or by his duly authorized attorney-in-fact. No proxy shall be valid after eleven (11) months from the date of its execution, unless otherwise provided in the proxy.

Section 7. Manner of Acting. A majority of the votes entitled to be cast on a matter to be voted upon by the Members present or represented by proxy at a meeting at which a quorum is present shall be necessary for the adoption thereof unless a greater proportion is required by law or by these By-Laws.

Section 8. Voting. The Association may, but shall not be required to, issue certificates or other evidence of

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membership. The aggregate number of votes for all Members shall be equal to the total number of cabins and each Member shall have a number of votes equal to its Proportionate Share (expressed as a percentage) of Common Expenses, provided that if a Unit is owned by more than one (1) Person, the votes allocable to such Unit may be divided in any manner as the Persons owning the same shall determine. A Unit which has been acquired by the Association in its own name or in the name of its agent, designee or nominee on behalf of all of the Members shall not be entitled to be voted so long as it continues to be so held. Votes may be cast by each Member in person or by its proxy when filed with the Secretary of the Association.

Section 9. Written Consent of Members. Any action that may be taken by a vote of the Members may be taken without a meeting (provided the laws of the State of New Jersey so provide) on written consent of all of the Members duly acknowledged setting forth the action so taken or to be taken.

Section 10. Organization. At each meeting of the Association, the President, or, in his absence, the Treasurer, or in the absence of both of them, a Person or Persons represented by proxy and entitled to vote thereat, shall act as a chairperson, and the Secretary, or in his absence a Person whom the chairperson shall appoint, shall act as secretary of the meeting.

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Section 11. Judges. If at any meeting of the Members a vote by ballot shall be taken on any question, the chairperson of such meeting may appoint two (2) judges to act thereat with respect to such vote. Each judge so appointed shall first subscribe an oath faithfully to execute the duties of a judge at such meeting with strict impartiality and according to the best of his ability. Such judges shall report the number of votes, and when the voting is completed, shall ascertain and report the number of votes respectively for and against the questions. Reports of judges shall be in writing and subscribed and delivered by them to the secretary of the meeting. The judges need not be Members of the Association, and any officer or member of the Board of Trustees of the Association may be a judge on any question, other than a vote for or against his election or any position with the Association or any other question in which he may be directly interested.

Section 12. Order of Business. The order of business at the annual meeting of the Members or at any special meetings insofar as practicable shall be:

- (A) Calling of the roll and certifying the proxies.
- (B) Proof of notice of meeting and waiver of notice.
- (C) Reading and disposal of any unapproved minutes.

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- (D) Appointment of Judges of Election, if appropriate.
- (E) Election of members of Board of Trustees, if appropriate.
- (F) Receipt of reports of officers.
- (G) Receipt of reports of committees, if any.
- (H) Old business.
- (I) New business.
- (J) Adjournment.

Section 13. Authorization by Members. Whenever the express authorization of the Members is required under the Master Deed, these By-Laws or by law, such authorization shall be evidenced only by resolutions duly adopted by the Members in accordance with these By-Laws.

ARTICLE VI

Board of Trustees

Section 1. Express and Implied Powers and Duties.

The property, affairs and business of the Association shall be managed by the Board of Trustees, which shall have all those powers granted to it by the Articles of Incorporation, the Master Deed, these By-Laws and by law.

Section 2. Number, Tenure and Qualifications. The number of Trustees shall be a minimum of three (3) and a maximum of seven (7). Each Trustee shall hold office until the next

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biennial meeting of Members and until his/her successor shall have been elected and qualified.

Section 3. Regular Meetings. A regular biennial meeting of the Board of Trustees shall be held without other notice than this By-Law, immediately after, and at the same place as, the biennial meeting of Members. The Board of Trustees may provide by resolution the time and place, either within or without the State of New Jersey, for the holding of additional regular meetings of the Board without other notice than such resolution.

Section 4. Special Meetings. Special meetings of the Board of Trustees may be called by or at the request of the President or any two (2) Trustees. The Person or Persons authorized to call special meetings of the Board may fix any place, within or without the State of New Jersey, as the place for holding any special meeting of the Board called by them.

Section 5. Notice. Notice of any special meeting of the Board of Trustees shall be given at least two (2) days previously thereto by written notice delivered personally or sent by mail or telegram to each Trustee at his address as shown by the records of the Association. If mailed, such notice shall be deemed to be delivered when deposited in the United States mail in a sealed envelope so addressed, with postage thereon prepaid. If notice be given by telegram, such notice shall be deemed to be delivered when the telegram is delivered to the

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telegraph company. Any Trustee may waive notice of any meeting. The attendance of a Trustee at any meeting shall constitute a waiver of notice of such meeting, except where a Trustee attends a meeting for the express purpose of objecting to the transaction of any business because the meeting is not lawfully called or convened. Neither the business to be transacted at, nor the purpose of, any regular or special meeting of the Board need be specified in the notice or waiver of notice of such meeting, unless specifically required by law or by these By-Laws.

Section 6. Quorum. A majority of the Board of Trustees shall constitute a quorum for the transaction of business at any meeting of the Board; but if less than a majority of the Trustees are present at said meeting, a majority of the Trustees present may adjourn the meeting from time to time without further notice.

Section 7. Telephonic Meetings. Any one (1) or more Members of the Board of Trustees or any committee thereof may participate in a meeting of such Board or committee by means of conference telephone or similar communications equipment by means of which all Persons participating in the meeting can hear each other, and participation in a meeting by such means shall constitute presence in person at such meeting.

Section 8. Manner of Acting. The act of a majority of the Trustees present at a meeting at which a quorum is

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present shall be the act of the Board of Trustees, unless the act of a greater number is required by law or by these By-Laws.

Section 9. Vacancies. Any vacancy occurring in the Board of Trustees and any Trusteeship to be filled by reason of an increase in the number of Trustees may be filled by the affirmative vote of a majority of the remaining Trustees, though less than a quorum of the Board of Trustees. A Trustee elected to fill a vacancy shall be elected for the unexpired term of his predecessor in office.

Section 10. Compensation. Trustees as such shall not receive any stated salaries for their services, but by resolution of the Board of Trustees, a fixed sum and expenses of attendance, if any, may be allowed for attendance at each regular or special meeting of the Board; but nothing herein contained shall be construed to preclude any Trustee from serving the Association in any other capacity and receiving compensation therefor.

Section 11. Informal Action by Trustees. Any action required by law to be taken at a meeting of Trustees, or any action which may be taken at a meeting of Trustees may be taken without a meeting if a consent in writing, setting forth the action so taken, shall be signed by all of the Trustees.

Section 12. Powers and Duties. The Association, by its Board of Trustees, shall have only the powers and duties expressly granted by the Members for the administration of the

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affairs of the Association which, to the extent so expressly granted by the Members, shall include, but not be limited to, the following, together with such other powers as may be expressly granted by the Members as provided herein or in the Master Deed:

- (A) Operation, care, upkeep, repair and replacement of the Common Elements, together with the right to use all funds collected by the Association to effectuate the foregoing;
- (B) Determination of the Common Expenses required for the affairs and duties of the Association, including, without limitation, the establishment of reasonable reserves for depreciation, retirement and renewals;
- (C) Collection of assessments levied against Units and Unit Owners pursuant to these By-Laws, together with any costs and expenses of collection thereof, for the purpose of paying Common Expenses or the Loan;
- (D) Employment and dismissal of any Person to repair, maintain, operate and/or renovate the Common Elements and other property which may be owned by the Association;
- (E) Adoption, amendment and publication of the Rules and Regulations covering the details of

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the operation and use of the Condominium

Property;

(F) Opening of bank accounts on behalf of the Association and designation of the signatories required therefor;

(G) Purchase, employment and contracting or arranging for such services, machinery, tools, supplies and the like, as the Board of Trustees, with express authorization of the Members therefor, deem from time to time necessary and proper for the maintenance and repair of the Common Elements and other property of the Association and the performance of the Association's duties;

(H) Employment of all managerial personnel for the Association at such compensation as the Board of Trustees, with the express authorization of the Members therefor, deems appropriate, to perform such duties as the Board, with the express authorization of the Members therefor, may so designate and may lawfully delegate.

(I) Employment of professional counsel and obtaining of advice from persons, firms or corporations such as, but not limited to,

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engineers, lawyers and accountants, all with the
express authorization of the Members therefor;

(J) Maintenance of detailed books of
account with respect to the receipts and
expenditures of the Association. The aforesaid
books of account shall be audited when requested
by the Board of Trustees, with the express
authorization of the Members therefor, but not
less than annually, by a certified public
accountant, and a statement reflecting the
financial condition and transactions of the
Association shall be furnished to each Unit Owner
on an annual basis. The books of account and
supporting vouchers shall be made available for
examination by a Unit Owner at convenient hours
on business days. Upon written request, copies
of such audited statements shall be sent to any
holder of a mortgage on any Unit within ninety
(90) days following the end of the fiscal year;

(K) Payment of all taxes, assessments,
utility charges and the like assessed against
other property of the Association, any Common
Elements exclusive of any taxes or assessments
levied against any Unit;

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(L) Adjustments of the amount of any

monthly installment of any assessment for the payment of Common Expenses and collection of special assessments, all with the express authorization of the Members therefor and in accordance with these By-Laws;

(M) The powers and duties stated in the Master Deed as exercised with the express authorization of the Members therefor;

(N) Making of repairs, additions and improvements to, or alterations of, the Condominium Property with the express authorization of the Members therefor, and the making of repairs to and restoration of the Condominium Property in accordance with the provisions of the Master Deed and these By-Laws and the express authorization of the Members therefor after damage or destruction by fire or other casualty or as a result of condemnation or eminent domain proceedings;

(O) Any and all powers, rights and privileges which a corporation organized under the New Jersey Non-Profit Corporation Act shall have now or hereafter by law as exercised with

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the express authorization of the Members
therefor;

(P) Borrowing and repaying monies with the
express authorization of the Members therefor;

(Q) Allocation of Common Surplus, with the
express authorization of the Members therefor, to
the Unit Owners in accordance with their
respective Proportionate Share of Common
Expenses; and

(R) Maintenance, with the express
authorization of the Members therefor, of
insurance with respect to the Common Elements,
the Association's property and the operations of
the Condominium in general.

Section 13. Non-Waiver. All the rights, duties and
privileges of the Board of Trustees shall be deemed to be
continuing and shall not be exhausted by any single act or
series of acts. To the same extent, the failure to use or
employ any remedy or right hereunder or hereafter granted shall
not preclude its exercise in the future nor shall any custom
bind the Board of Trustees.

Section 14. Fidelity Bond. The Board of Trustees,
with express authorization of the Members therefor, shall obtain
for the Association adequate fidelity bonds covering dishonest
acts of all officers, directors, trustees and employees of the

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Association and all others responsible for handling funds of the Association. The premiums on such bonds shall constitute a Common Expense. All such fidelity bonds shall (a) name the Association as an obligee, (b) be written in an amount equal to at least one hundred fifty (150%) percent of the estimated annual operating expenses of the Association, including reserves, and (c) contain waivers of any defense based on the exclusion of Persons who serve without compensation from any definition of "employee" or similar expression and shall provide that they may not be cancelled or substantially modified without at least thirty (30) days' prior written notice.

Section 15. Indemnification of the Board of Trustees.

Each Trustee, his heirs, administrators and executors shall be indemnified and held harmless by the Association against any losses, expenses and counsel fees reasonably incurred by or imposed upon him in connection with any action, suit or proceeding to which said Trustee, his heirs, administrators and executors may be made a party by reason of his being or having been a Trustee of the Association, or delegatee, provided, however, that should such Trustee be adjudged in such action to have been guilty of gross or willful misconduct, the aforesaid indemnity shall not be applicable or operative. In the event of a settlement of any such case, such Trustee shall be indemnified only as to such matters covered by the settlement which the Association is advised by its counsel are not the result of

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willful misconduct of such Trustees. The aforesaid indemnification is intended to encompass the aforesaid acts of the Trustees only to the extent herein provided and is not intended to be operative with respect to any duties, obligations or liabilities assumed by such Trustees as Unit Owners or Association Members. Unless acting in willful misconduct, no Trustee shall be personally liable to any Association Member or Unit Owner in any respect for any action or lack of action arising out of the execution of his office. Each Association Member and Unit Owner shall be bound by the good faith actions of the Trustees of the Association taken in the execution of the duties of said Trustees. The payment of and costs relating to the performance of the foregoing indemnification shall be deemed a Common Expense for which each Unit Owner shall be assessed his Proportionate Share of Common Expenses.

Section 16. Liability of Members for Actions of Board of Trustees. No Member or Unit Owner shall have any personal liability for any wrongdoing or damages caused by the Board of Trustees or any Trustee on behalf of the Association. Every contract entered into by the Board of Trustees on behalf of the Association shall provide that the members of the Board of Trustees are acting only as agents for the Association and that the Members and Unit Owners shall have no personal liability thereunder. In the event, however, that the Association is held to have breached its obligations, contractual or otherwise, to

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any Person, the damages resulting from such breach shall be
deemed a Common Expense for which each Unit Owner shall be
assessed his Proportionate Share of Common Expenses.

ARTICLE VII

Officers

Section 1. Officers. The officers of the Association shall be a President, one (1) or more Vice Presidents (the number thereof to be determined by the Board of Trustees), a Secretary, a Treasurer, an Assistant Treasurer, a Sergeant-at-Arms and such other officers as may be elected in accordance with the provisions of this Article. The Board of Trustees may elect or appoint such other officers, including one (1) or more Assistant Secretaries and one (1) or more Assistant Treasurers, as it shall deem desirable, such officers to have the authority and perform the duties prescribed, from time to time, by the Board of Trustees. Any two (2) or more offices may be held by the same Person, except the offices of President and Secretary.

Section 2. Election and Term of Office. The officers of the Association shall be elected biennially by the Members at the regular biennial meeting of the Members. The six (6) officers so elected by the Members shall be the same individuals who are elected as Trustees. If the election of officers shall not be held at such meeting, such election shall be held as soon thereafter as conveniently may be. New offices may be created

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and filled at any meeting of the Board of Trustees. Each
officer shall hold office until his successor shall have been
duly elected and shall have qualified.

Section 3. Removal. Any officer elected or appointed
by the Board of Trustees may be removed by the Board of Trustees
whenever, in its judgment, the best interests of the Association
would be served thereby, but such removal shall be without
prejudice to the contract rights, if any, of the officer so
removed.

Section 4. President. The President shall be the
principal executive officer of the Association and shall in
general supervise and control all of the business and affairs of
the Association. He shall preside at all meetings of the
Members and of the Board of Trustees. He may sign, with the
Secretary or any other proper officer of the Association
authorized by the Board of Trustees, any deeds, mortgages,
bonds, contracts, or other instruments which the Board of
Trustees has authorized to be executed, except in cases where
the signing and execution thereof shall be expressly delegated
by the Board of Trustees or by these By-Laws or by statute to
some other officer or agent of the Association; and in general
he shall perform all duties incident to the office of President
and such other duties as may be prescribed by the Board of
Trustees from time to time.

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Section 5. Vice President. In the absence of the President or in the event of his inability or refusal to act, the Vice President (or in the event there is more than one (1) Vice President, the Vice Presidents in the order of their election) shall perform the duties of the President, and when so acting, shall have all the powers of and be subject to all the restrictions upon the President. Any Vice President shall perform such other duties as from time to time may be assigned to him by the President or by the Board of Trustees.

Section 5. Treasurer. If required by the Board of Trustees, the Treasurer shall give a bond for the faithful discharge of his duties in such sum and with such surety or sureties as the Board of Trustees shall determine. He shall have charge and custody of and be responsible for all funds and securities of the Association; receive and give receipts for monies due and payable to the Association from any source whatsoever, and deposit all such monies in the name of the Association in such banks, trust companies or other depositaries as shall be selected in accordance with the provisions of Article VI of these By-Laws; and in general perform all the duties incident to the office of Treasurer and such other duties as from time to time may be assigned to him by the President or by the Board of Trustees.

Section 6. Secretary. The Secretary shall keep the minutes of the meetings of the Members and of the Board of

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Trustees in one (1) or more books provided for that purpose; see that all notices are duly given in accordance with the provisions of these By-Laws or as required by law; be custodian of the corporate records; keep a register of the post office address of each Member which shall be furnished to the Secretary by such member; and in general perform all duties incident to the office of Secretary and such other duties as from time to time may be assigned to him by the President or by the Board of Trustees.

Section 7. Sergeant-at-Arms. The Sergeant-at-Arms shall be responsible for the security of any real property owned or leased by the Association; maintain order at any meetings of the Members; and in general perform all duties incident to the office of Sergeant-at-Arms and such other duties as from time to time may be assigned to him by the President or by the Board of Trustees.

Section 8. Assistant Treasurers and Assistant Secretaries. If required by the Board of Trustees, the Assistant Treasurers shall give bonds for the faithful discharge of their duties in such sums and with such sureties as the Board of Trustees shall determine. The Assistant Treasurers and Assistant Secretaries, in general, shall perform such duties as shall be assigned to them by the Treasurer or the Secretary or by the President or the Board of Trustees.

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Section 9. Indemnification of Officers. Each officer, his heirs, administrators and executors shall be indemnified and held harmless by the Association against any losses, expenses and counsel fees reasonably incurred by or imposed upon him in connection with any action, suit or proceeding to which said officer, his heirs, administrators and executors may be made a party by reason of his being or having been an officer of the Association, or delegate, provided, however, that should such officer be adjudged in such action to have been guilty of gross negligence or willful misconduct, the aforesaid indemnity shall not be applicable or operative. In the event of a settlement of any such case, such officer shall be indemnified only as to such matters covered by the settlement which the Association is advised by its counsel are not the result of such gross negligence or willful misconduct of such officer. The aforesaid indemnification is intended to encompass the aforesaid acts of the officers only to the extent herein provided and is not intended to be operative with respect to any duties, obligations or liabilities assumed by such officers as Unit Owners or Association Members. Unless acting in willful misconduct, no officer shall be personally liable to any Association Member or Unit Owner in any respect for any action or lack of action arising out of the execution of his office. Each Association Member and Unit Owner shall be bound by the good faith actions of the officers of the Association taken in

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the execution of the duties of said officers. The payment of and costs relating to the performance of the foregoing indemnification shall be deemed a Common Expense for which each Unit Owner shall be assessed its Proportionate Share of Common Expenses.

Section 10. Other Duties and Powers. The officers shall have such other duties, powers and responsibilities as shall, from time to time, be authorized by the Members.

Section 11. Liability of Members for Actions of officers. No Member or Unit Owner shall have any personal liability for any wrongdoing or damages caused by an officer acting on behalf of the Association. Every contract entered into by an officer on behalf of the Association shall provide that the officer is acting only as agent for the Association and that the Members and Unit Owners shall have no personal liability thereunder. In the event, however, that the Association is held to have breached its obligation, contractual or otherwise, to any Person, the damages resulting from such breach shall be deemed a Common Expense for which each Unit Owner shall be assessed its Proportionate Share of Common Expenses.

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ARTICLE VIII

Fiscal Management and Operation of the Property

Section 1. Common Receipts. The Board of Trustees, with express authorization of the Members therefor, shall have the duty to collect from each Unit Owner, its heirs, administrators, successors and assigns, as "Common Receipts," assessments for the Proportionate Share of the Common Expenses levied against such Unit Owner pursuant to the Master Deed, these By-Laws, and in accordance with applicable law.

Section 2. Determination and Establishment of Common Expenses. The Board of Trustees shall, with express authorization of the Members therefor, and in accordance with Article IV, prior to the beginning of each fiscal year of the Association, prepare a budget which shall determine the amount of annual assessments payable by each Unit Owner to meet the Common Expenses of the Association for such fiscal year, including, without limitation, amounts for reserves and for any deficit in the payment of Common Expenses for any prior fiscal year. If the Board of Trustees fails to so establish a budget and so determine such assessments for any fiscal year, an assessment shall be presumed to have been made against each Unit in the amount of the prior year's assessment, and such annual assessment shall be due upon the first day of the new fiscal year subject to revision by the Board of Trustees.

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5/10/90

**These Bylaws were replaced by a vote of the Members on October 3, 2020.
The 2020 Bylaws are available on the LLCOA website.**

The Board of Trustees, with express authorization of the Members therefor, shall levy such assessments for the Common Expenses among the Unit Owners according to, and in the percentage of, their respective Proportionate Share of Common Expenses. Each Unit Owner shall be advised, in writing, of the Association's budget and the assessment for Common Expenses levied against its Unit payable by said Unit Owner for the ensuing fiscal year prior to the commencement of such fiscal year and all in accordance with the notice provisions of these By-Laws. Such assessments shall be payable in advance to the Association by the Unit Owners on the first day of each fiscal year of the Association, at the office of the Association. A statement of the aforesaid yearly assessments shall be mailed to each Unit Owner at the commencement of each fiscal year and no further billing by the Association shall be required.

The Common Expenses for which annual assessments are made shall include such items as the Board of Trustees, with express authorization of the Members therefor, may deem proper for the operation and maintenance of the Condominium, including, but not limited to, the cost of premiums on all insurance policies authorized to be procured by these By-Laws and the Master Deed, an amount for working capital of the Association, an amount for a general operating reserve, an amount for a reserve for replacements, and an amount to pay any deficit in payment of the Common Expenses for any prior year. As part of

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the aforesaid notice to each Unit Owner of the Association's budget and the assessment levied against its Unit for the ensuing fiscal year, the Board of Trustees shall advise each Unit Owner of the amount of Common Expenses payable by it, as determined by the Board of Trustees as aforesaid. Neither the abandonment of a Unit by its Owner nor the waiver of the use and enjoyment of any of the Common Elements shall exempt or excuse any Unit Owner from paying its assessment for the Common Expenses.

Section 3. Collections and Disbursements. The Board of Trustees, acting through the officers of the Association, shall take and hold the monies of the Association as collected and shall disburse, upon express authorization of the Members therefor, the same for the purposes and in the manner set forth herein and as required by the Master Deed, the Articles of Incorporation and applicable law. Notwithstanding anything to the contrary contained in these By-Laws, all monies collected or received and disbursed by the Association shall be collected or received and disbursed for the benefit of the Members as trust funds.

Section 4. Depositories. The depository of the funds of the Association shall be such bank or banks as shall be designated from time to time by the Board of Trustees, upon express authorization of the Members therefor. Withdrawals of monies from such accounts shall be made only by checks signed by

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such Persons as are authorized by the Board of Trustees, upon
express authorization of the Members therefor.

Section 5. Accounts. The receipts and expenditures
for Common Expenses of the Association shall be credited and
charged to accounts as the Board of Trustees, with the express
authorization of the Members therefor, shall deem appropriate.

Section 6. Payment of Special Assessments. Special
assessments, when levied by the Board of Trustees pursuant to
these By-Laws, shall be payable by the Members in such manner as
may be determined by the Board of Trustees with the express
authorization of the Members therefor, provided, however, that
the assessments of each Member shall be determined in accordance
with Section 2 of this Article VIII and Section 5 of Article IV.

Section 7. Default in Payment of Common Expenses and
Assessments. If a Unit Owner shall be in default in the payment
of an assessment, the lien against its Unit therefor shall be
foreclosed or otherwise exercised or acted upon only with, and
in such manner as authorized by, the express authorization of
the Members therefor. The aforesaid lien shall have priority
over all other liens on the Unit except:

- (A) any similar liens by the Association
for prior assessments;
- (B) assessments, liens and charges for past
due and unpaid taxes on said Unit;

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(c) mortgages previously filed of record

upon such Unit; and

(D) matters now or hereafter of record to
which the Master Deed is subject, and matters
hereafter of record with respect to the
Condominium or such Unit to which the Board of
Trustees, with express authorization of the
Members therefor and acting through a duly
authorized officer of the Condominium, has agreed
such lien shall be subject.

Section 8. Litigation. (A) In the case of any
action or proceeding brought or defended by the Association or
the Board of Trustees, which actions and proceedings shall be
commenced and defended only with the express authorization of
the Members therefor, the costs and expenses of such litigation,
including, without limitation, attorney's fees and expenses,
shall be a Common Expense.

(B) Money judgments recovered by the Association
or the Board of Trustees in any action or proceeding, including,
without limitation, costs, penalties and damages, shall be
deemed a special fund to be applied to (i) the payment of unpaid
litigation expenses, (ii) refunding to the Unit Owners the costs
and expenses of litigation advanced by them, (iii) assessments
for Common Expenses if the recovery thereof was the purpose of
the litigation, (iv) repair or reconstruction of the Common

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5/10/90
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Elements if recovery for damages to same was the purpose of the litigation, and (v) any amount not applied to (i), (ii), (iii) and (iv) above may, with the express authorization of the Members therefor, be treated either as Common Surplus which shall be allocated and distributed to the Unit Owners in accordance with their respective Proportionate Share of Common Expenses or applied to the payment of Common Expenses.

(C) All assessments received and to be received by the Board of Trustees for the purpose of paying any judgment obtained against the Association or the Board of Trustees, and the right to receive such funds, shall constitute trust funds and the same shall be expended first for such purpose before being expended for any other purpose.

Section 9. Maintenance and Repair. (A) All maintenance of, and repairs and replacements to, the Common Elements shall be done by the Association and the cost thereof shall be a Common Expense.

(B) All maintenance and repairs, reconstruction and replacements to any portion of any Unit which does not comprise a part of the Common Elements shall be done by the Owner of such Unit at its own risk, cost and expense.

Section 10. Additions, Alterations or Modifications.
Each Unit Owner shall have the right in accordance with the Master Deed, these By-Laws, and applicable law to make

5/10/90

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additions, alterations, changes and improvements in or to its Unit, structural or otherwise.

Section 11. Additions, Alterations or Improvements by Association. The Association shall have the right, with express authorization of the Members therefor, to make or cause to be made such additions, alterations and improvements to the Common Elements which do not adversely affect the right of any Unit Owner unless the Owner has given its written consent thereto.

ARTICLE IX

Rights of Holders of First Mortgage Liens on any of the Units

Section 1. Certain Activities of the Association which Require the Prior Approval of the Holders of Mortgage Liens of all Units. Each holder of a mortgage of record encumbering a Unit shall be afforded the right to approve any action to terminate the legal status of the Condominium as a condominium, in accordance with Article I of the Master Deed, which approval, or waiver thereof, must be evidenced in writing, and the right to approve certain amendments of the Master Deed in accordance with Article 20 thereof.

Section 2. Certain other Rights of Mortgagors. Each holder of a mortgage of record encumbering a Unit shall have the rights afforded to him under Article 18 of the Master Deed.

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The 2020 Bylaws are available on the LLCOA website.**

ARTICLE X

Records

Section 1. Records and Audit. The Board of Trustees shall keep records of its actions, minutes of the meetings of the Board of Trustees, minutes of the meetings of the Unit Owners, and financial records and books of account of the Association, including, without limitation, a chronological listing of receipts and expenditures as well as a separate account for each Unit which, among other things, shall contain the amount of each assessment against such Unit, the date when due, the amounts paid thereon, the balance remaining unpaid, and any interest of the Owner of such Unit in Common Surplus. An annual report of the receipts and expenditures of the Association certified by an independent certified public accountant shall be rendered by the Board of Trustees to all Unit Owners within ninety (90) days following the end of each fiscal year.

ARTICLE XI

Termination of the Condominium and the Association

Section 1. Procedure. (A) Upon termination of the Condominium in accordance with the Master Deed, the Condominium Property shall be removed from the provisions of these By-Laws and the provisions of the Condominium Act, by a deed of revocation duly executed by all of the Unit Owners and by each

5/10/90
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holder of a mortgage or other lien affecting any Unit, which deed of revocation shall be recorded in the same office as the Master Deed. The consent of all Owners of Units shall be deemed to have been given but the approval of each holder of a mortgage on any Unit shall be required in order to terminate the legal status of the Condominium as a condominium, and this provision shall apply to termination of the Condominium as a result of condemnation, damage or destruction.

(B) The Association shall thereupon be dissolved in accordance with the procedures therefor under the New Jersey Non-Profit Corporation Act and as part of effecting such dissolution, the assets of the Association shall be distributed to the Members in accordance with their respective Proportionate Undivided Interests in the Common Elements.

Section 2. Effect of Deed of Revocation. Upon the recording of such deed of revocation, the Unit Owners, as of the date of recording of such deed, shall become fee owners of the property, improvements, easements and rights constituting their former respective Units and joint tenants of the former Common Elements.

ARTICLE XII

Compliance with By-Laws, The Master Deed and the Rules and Regulations of the Association

Section 1. Enforcement. The within By-Laws, the Rules and Regulations adopted pursuant hereto, all future

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amendments hereof and thereof, and the covenants and restrictions in the Master Deed shall be strictly complied with by each Unit Owner. Nothing herein shall be deemed to preclude any Unit Owner, whether or not its Unit is directly affected by such violation, from bringing an action for relief against another Unit Owner for a violation of these By-Laws, the Master Deed or the Rules and Regulations.

ARTICLE XIII

Miscellany

Section 1. Notices. All notices to be given to the Association shall be sent by registered or certified mail to the Association, care of the Secretary, at the office of the Association, or to such other address as the Board of Trustees, by express authorization of the Members therefor, may hereafter designate from time to time in writing, to all Unit Owners and to all holders of mortgages on a Unit(s). All notices to any Unit Owner shall be sent by registered or certified mail to the address designated by such Unit Owner from time to time in writing to the Association. All notices to holders of mortgages on any Unit(s) shall be sent by registered or certified mail to their respective addresses as designated by them from time to time in writing to the Association. All notices shall be deemed to have been given when mailed except notices of change of address which shall be deemed to have been given when received.

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5/10/90
These Bylaws were replaced by a vote of the Members on October 3, 2020.
The 2020 Bylaws are available on the LLCOA website.

It shall be the obligation of every Unit Owner to immediately notify the Secretary of the Association in writing of any change of address.

Section 2. Invalidity. The invalidity of any part of these By-Laws shall not impair or affect in any manner the validity or enforceability or effect of the balance of these By-Laws.

Section 3. Captions. The captions herein are inserted only as a matter of convenience or reference and in no way define, limit or describe the scope of the By-Laws or the intent of any provision thereof.

Section 4. Gender. The use of the masculine gender in these By-Laws shall be deemed to include the feminine and neuter genders, and the use of the singular shall be deemed to include the plural, in each case whenever the context so requires.

Section 5. Waiver. No restriction, condition, obligation or provision contained in these By-Laws shall be deemed to have been abrogated or waived by reason of any failure to enforce the same, irrespective of the number of violations or breaches thereof which may occur.

5/15/90

**These Bylaws were replaced by a vote of the Members on October 3, 2020.
The 2020 Bylaws are available on the LLCOA website.**

ARTICLE XIV

Amendments to By-Laws

Section 1. Amendments to By-Laws. Except as herein provided otherwise, these By-Laws may be modified, altered or amended by the affirmative vote of a Majority of the Board of Trustees at a meeting of the Board of Trustees duly held for such purpose, provided that no such modification, alterations or amendment may adversely affect the holders of mortgage liens on Unit(s). Modifications and amendments shall be recorded with the Office of the Clerk of Morris County in order for the same to be valid and operative.

ARTICLE XV

Conflicts

Section 1. Conflicts. In case any of these By-Laws conflict with the provisions of the Master Deed or the Condominium Act of the State of New Jersey, the provisions of said Master Deed or the Condominium Act, as the case may be, shall control.

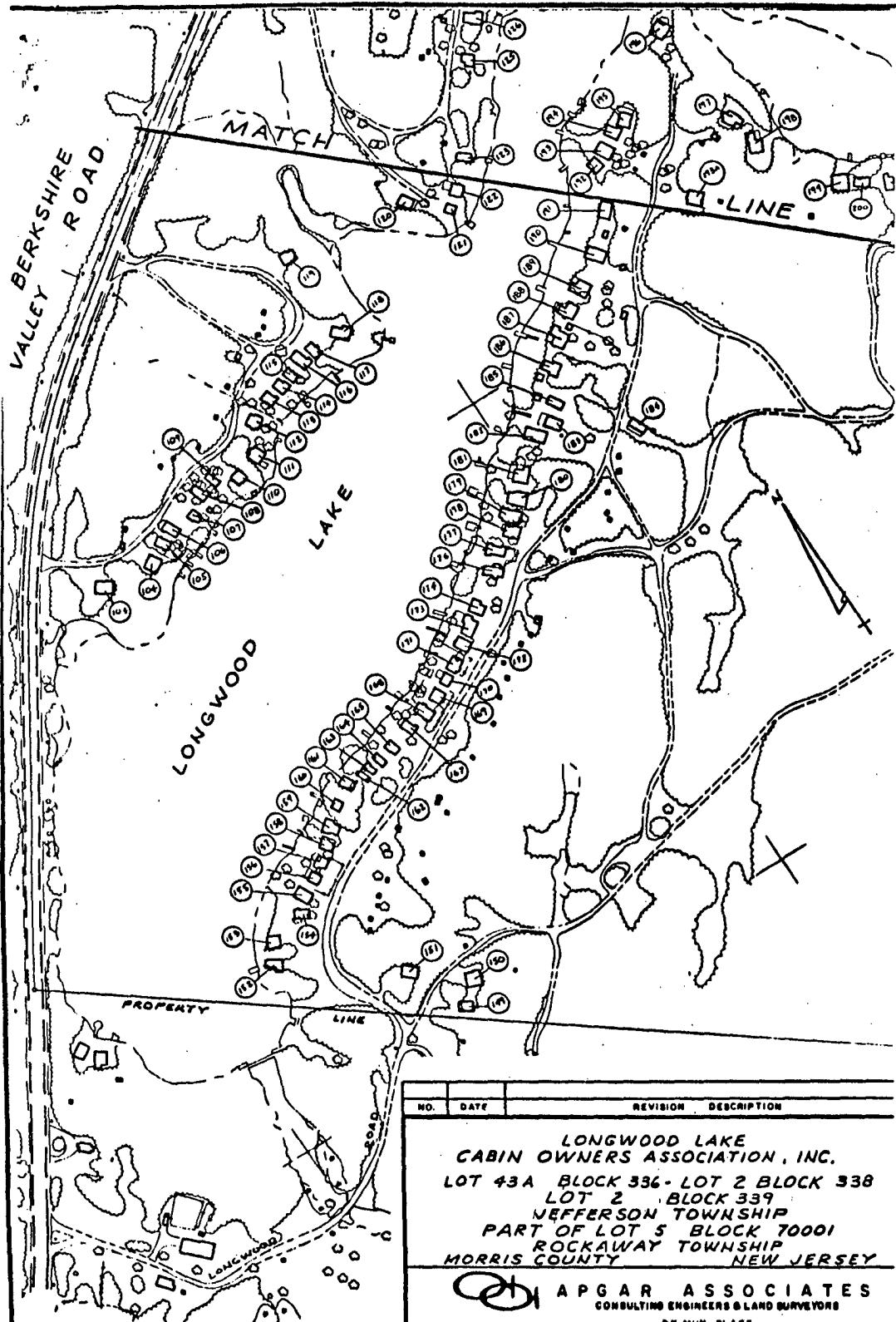
ARTICLE XVI

Corporate Seal

Section 1. Corporate Seal. The Association shall have a seal in such form as is required by law, but in the absence of such requirement, the Association shall not have a seal.

PAGE 44

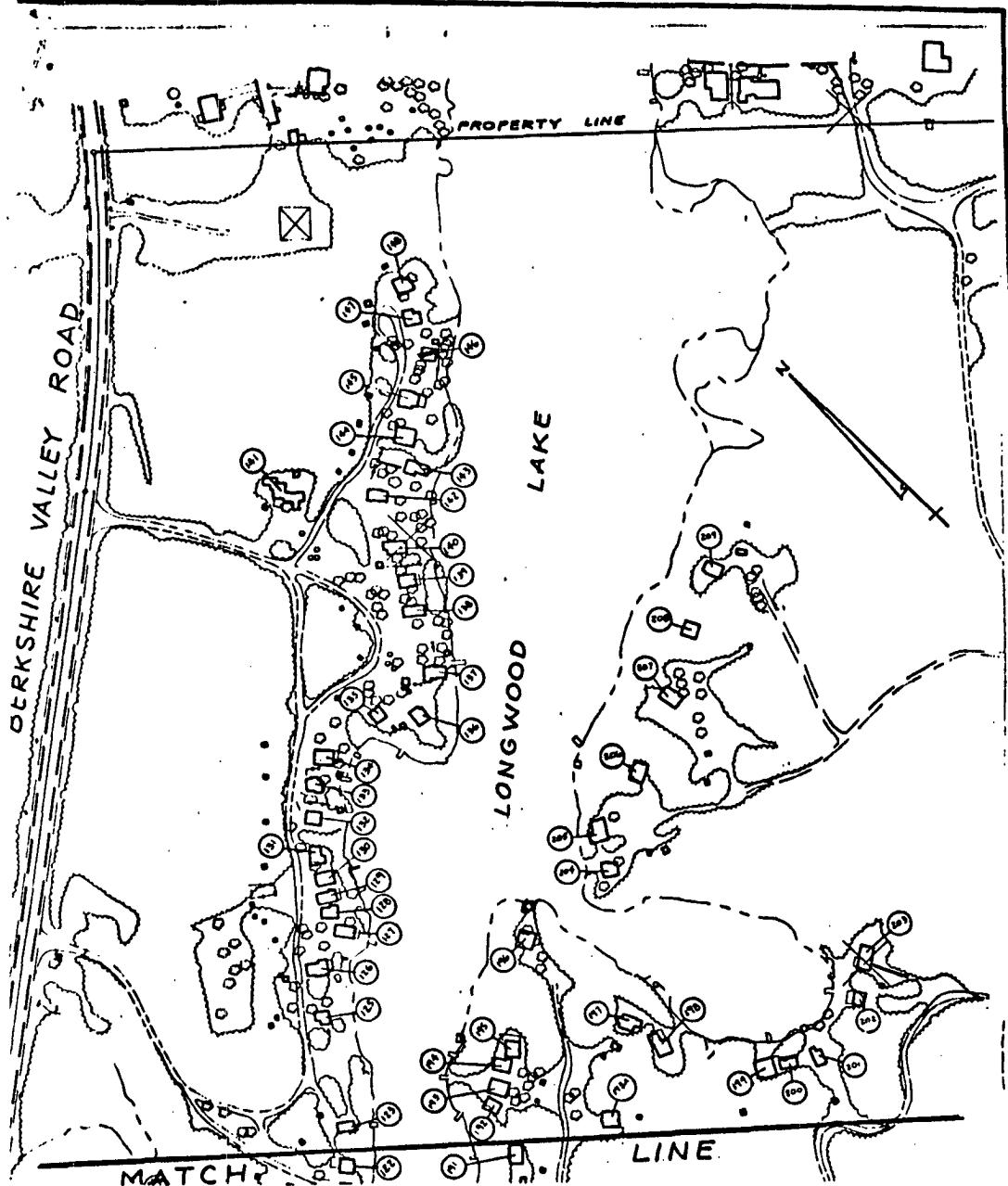
BOOK 3294 PAGE 0088



NO.	DATE	REVISION	DESCRIPTION
LONGWOOD LAKE CABIN OWNERS ASSOCIATION, INC.			
LOT 43A BLOCK 336 - LOT 2 BLOCK 338			
LOT 2 BLOCK 339			
NEFFERSON TOWNSHIP			
PART OF LOT 5 BLOCK 70001			
ROCKAWAY TOWNSHIP			
MORRIS COUNTY NEW JERSEY			
APGAR ASSOCIATES CONSULTING ENGINEERS & LAND SURVEYORS			
DE MUN PLACE PAR HILLS, NEW JERSEY 07031 801-250-0116			
WAYNE F. HOLMAN P.L.S. <i>Wayne F. Holman</i>			
N.J.L.S. LIC. NO. 19943			
MAP	737	SCALE: 1" = 200'	DRAWN: A.A. CHECKED:
BOOK	405		APPROVED: W.H.
FOLDER	5342	DATE: MAY 14, 1980	JOB: 5346

EXHIBIT 'D' TO MASTER DEED

SHEET 1 OF 2



NO.	DATE	REVISION	DESCRIPTION
LONGWOOD LAKE CABIN OWNERS ASSOCIATION, INC. LOT 43A BLOCK 336 - LOT 2 BLOCK 338 LOT 2 BLOCK 339 NEFFERSON TOWNSHIP PART OF LOT 5 BLOCK 70001 ROCKAWAY TOWNSHIP MORRIS COUNTY NEW JERSEY			
APGAR ASSOCIATES <small>CONSULTING ENGINEERS & LAND SURVEYORS</small> <small>DE MUN PLACE</small> <small>FAR MILLS, NEW JERSEY 07931</small> <small>601-234-0416</small>			
WAYNE F. HOLMAN P.L.S. Wayne F. Holman <small>N.J.L.S. LIC. NO. 19945</small>			
MAP	737	SCALE	1" = 300'
BOOK	405	DRAWN	A.A. CHECKED
FOLDER	5346	APPROVED	W.H.
DATE		MAY 19, 1990	JOB
			5346

5/15/90

EXHIBIT B

THIS CERTIFICATE EVIDENCES MEMBERSHIP IN THE LONGWOOD LAKE CABIN OWNERS ASSOCIATION, INC., A NEW JERSEY NOT-FOR-PROFIT CORPORATION. MEMBERSHIP IN THIS CORPORATION CARRIES WITH IT CERTAIN RIGHTS OF APPROVAL AND MANAGERIAL AUTHORITY PURSUANT TO THE ARTICLES OF INCORPORATION OF THE CORPORATION, THE MASTER DEED AND THE BY-LAWS OF THE CORPORATION, WHICH UNDER THE NEW JERSEY NON-PROFIT CORPORATION ACT [SECTION 15A:5-19(e)] MAY IMPOSE LIABILITY UPON THE MEMBERS FOR MANAGERIAL ACTS OR OMISSIONS.

LONGWOOD LAKE CABIN OWNERS ASSOCIATION, INC.
(A New Jersey Not-for-Profit Corporation)

CERTIFICATE OF MEMBERSHIP

No. _____

This certifies that _____ is/are (a) Member(s) of LONGWOOD LAKE CABIN OWNERS ASSOCIATION, INC., a New Jersey not-for-profit corporation. Reference is made to the Articles of Incorporation of the Corporation and to the Master Deed and By-Laws of the Condominium as recorded in the Office of the Clerk of Morris County, New Jersey, for a statement of the rights, privileges and obligations of Members and other provisions affecting the Corporation. This Certificate is an appurtenance to such Member's Unit of Longwood Lake Cabins, a Condominium and is not transferable except as part of the sale, conveyance or other transfer of such Unit, and, further, the transfer of this Certificate to the purchaser, grantor or other transferee, simultaneously with such sale, conveyance or other transfer of such Unit, is a condition precedent thereto.

STATE OF NEW JERSEY
AFFIDAVIT OF CONSIDERATION OR EXEMPTION
(c. 49, P.L. 1968)
OR
PARTIAL EXEMPTION
(c. 176, P.L. 1975)ALL-STATE LEGAL SUPPLY CO.
One Commerce Drive, Cranford, N.J. 07016
AD G R S T—1

To Be Recorded With Deed Pursuant to c. 49, P.L. 1968 (N.J.S.A. 46:15-5 et seq.)

STATE OF NEW JERSEY
COUNTY OF MORRIS } ss.

FOR RECORDER'S USE ONLY	
Consideration \$	140.00
Realty Transfer Fee \$	4.00
Date	May 15, 1990
By _____	

*Use symbol "C" to indicate that fee is exclusively for county use.

(1) PARTY OR LEGAL REPRESENTATIVE (See Instructions #3, 4 and 5 on reverse side)

Deponent PAT PAGANO, being duly sworn according to law upon his/her oath deposes and says that he/she is the President (Name) of Longwood Lake Cabin Owners Association, Inc., the Grantor (State whether Grantor, Grantee, Legal Representative, Corporate Officer, Officer of Title Co., Lending Institution, etc.) in a deed dated May 15, 1990, transferring real property identified as Block No. 338 Lot 2 Block 339 Lot No. 2 Block 336, Lot 43A located at Township of Jefferson, Morris County and a portion of Lot 5 Block 70001, Township of Rockaway, Morris County (Street Address, Municipality, County) and annexed hereto.

(2) CONSIDERATION (See Instruction #6)

Deponent states that, with respect to deed hereto annexed, the actual amount of money and the monetary value of any other thing of value constituting the entire compensation paid or to be paid for the transfer of title to the lands, tenements or other realty, including the remaining amount of any prior mortgage to which the transfer is subject or which is to be assumed and agreed to be paid by the grantee and any other lien or encumbrance thereon not paid, satisfied or removed in connection with the transfer of title is \$ _____

(3) FULL EXEMPTION FROM FEE Deponent claims that this deed transaction is fully exempt from the Realty Transfer Fee imposed by c. 49, P.L. 1968, for the following reason(s): Explain in detail. (See Instruction #7.) Mere reference to exemption symbol is not sufficient.

Consideration is less than \$100.00

(4) PARTIAL EXEMPTION FROM FEE

NOTE: All boxes below apply to grantor(s) only. ALL BOXES IN APPROPRIATE CATEGORY MUST BE CHECKED. Failure to do so will void claim for partial exemption. (See Instruction #8)

Deponent claims that this deed transaction is exempt from the increased portion of the Realty Transfer Fee imposed by c. 176, P.L. 1975 for the following reason(s):

a) SENIOR CITIZEN (See Instruction #8)

Grantor(s) 62 yrs. of age or over.
 One or two-family residential premises.

Owned and occupied by grantor(s) at time of sale.
 No joint owners other than spouse or other qualified exempt owners.

b) BLIND (See Instruction #8)

Grantor(s) legally blind.
 One or two-family residential premises.

Owned and occupied by grantor(s) at time of sale.
 No joint owners other than spouse or other qualified exempt owners.

c) DISABLED (See Instruction #8)

Grantor(s) permanently and totally disabled.
 One or two-family residential premises.
 Receiving disability payments.

Owned and occupied by grantor(s) at time of sale.
 Not gainfully employed.
 No joint owners other than spouse or other qualified exempt owners.

*IN THE CASE OF HUSBAND AND WIFE, ONLY ONE GRANTOR NEED QUALIFY.

d) NEW CONSTRUCTION (See Instruction #8)

Entirely new improvement.
 Not previously used for any purpose.

Not previously occupied.

Deponent makes affidavit to induce the County Clerk or Register of Deeds to record the deed and accept the fee submitted herewith in accordance with the provisions of c. 49, P.L. 1968.

Subscribed and Sworn to before me

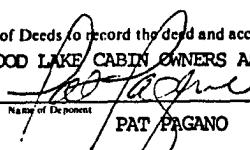
this 15 day of

May 1990

SCOTT R. LIPPERT
ATTORNEY AT LAW OF NEW JERSEY

LONGWOOD LAKE CABIN OWNERS ASSOCIATION, INC.

BY:


Name of Deponent: PAT PAGANO President

Address of Deponent

FOR OFFICIAL USE ONLY This space for use of County Clerk or Register of Deeds.			
Instrument Number	County	Book	Page
Deed Number	Book	Page	Date Recorded
Deed Dated			

IMPORTANT — BEFORE COMPLETING THIS AFFIDAVIT, PLEASE READ THE INSTRUCTIONS ON THE REVERSE SIDE HEREOF.

This form is prescribed by the Director, Division of Taxation in the Department of the Treasury, as required by law, and may not be altered or amended without the approval of the Director.

ORIGINAL — White copy to be retained by County.

DUPLICATE — Yellow copy to be forwarded by County to Division of Taxation, pursuant to N.J.A.C. 18:16-8.12.

TRIPPLICATE — Pink copy is your file copy.

WHITE AND YELLOW COPIES MUST BE SUBMITTED WITH DEED TO COUNTY RECORDING OFFICER

60776

FIRST AMENDMENT TO MASTER DEED

THIS FIRST AMENDMENT TO MASTER DEED, made this 19th
July
day of June 1991 by LONGWOOD LAKE CABIN OWNERS ASSOCIATION, INC.,
a New Jersey non-profit corporation (hereinafter referred to as
"LLCOA").

WHEREAS, LLCOA has filed a Master Deed dated May 15,
1990 and recorded on May 23, 1990 in the Morris County Clerk's
Office in Book 3294 at Page 1 (hereinafter referred to as the
"Master Deed") with respect to certain real property and the
improvements thereon located in the Township of Jefferson, Morris
County, New Jersey as more particularly described in Exhibit A
attached to the Master Deed (hereinafter referred to as the
"Condominium Property") and thereby established the form of
ownership of the Condominium Property as a condominium pursuant
to the provisions of the New Jersey Condominium Act, P.L. 1969,
Ch. 275 (N.J.S.A. 46:8B-1 *et seq.*) under the name of Longwood
Lake Cabins, a Condominium; and

WHEREAS, pursuant to a unanimous vote of Unit Owners at
a meeting held on June 2, 1990, the Board of Trustees of LLCOA
was authorized to establish procedures for the delineation of the
boundaries of each Unit and the delineation of certain Common
Elements; and

WHEREAS, the Board of Trustees of LLCOA in fact
established such procedures and pursuant thereto caused the
boundaries of the Units and certain Common Elements to be
delineated as shown on the revised survey prepared by Apgar
Associates as dated February 1, 1991, Exhibits A-1 through A-17
inclusive, attached hereto and made a part hereof; and

WHEREAS, the Board of Trustees of LLCOA, pursuant to
its By-Laws has duly adopted a certain resolution dated June 1,
1991 authorizing the adoption of certain covenants and

Prepared by:

Scott R. Lippert
SCOTT R. LIPPERT

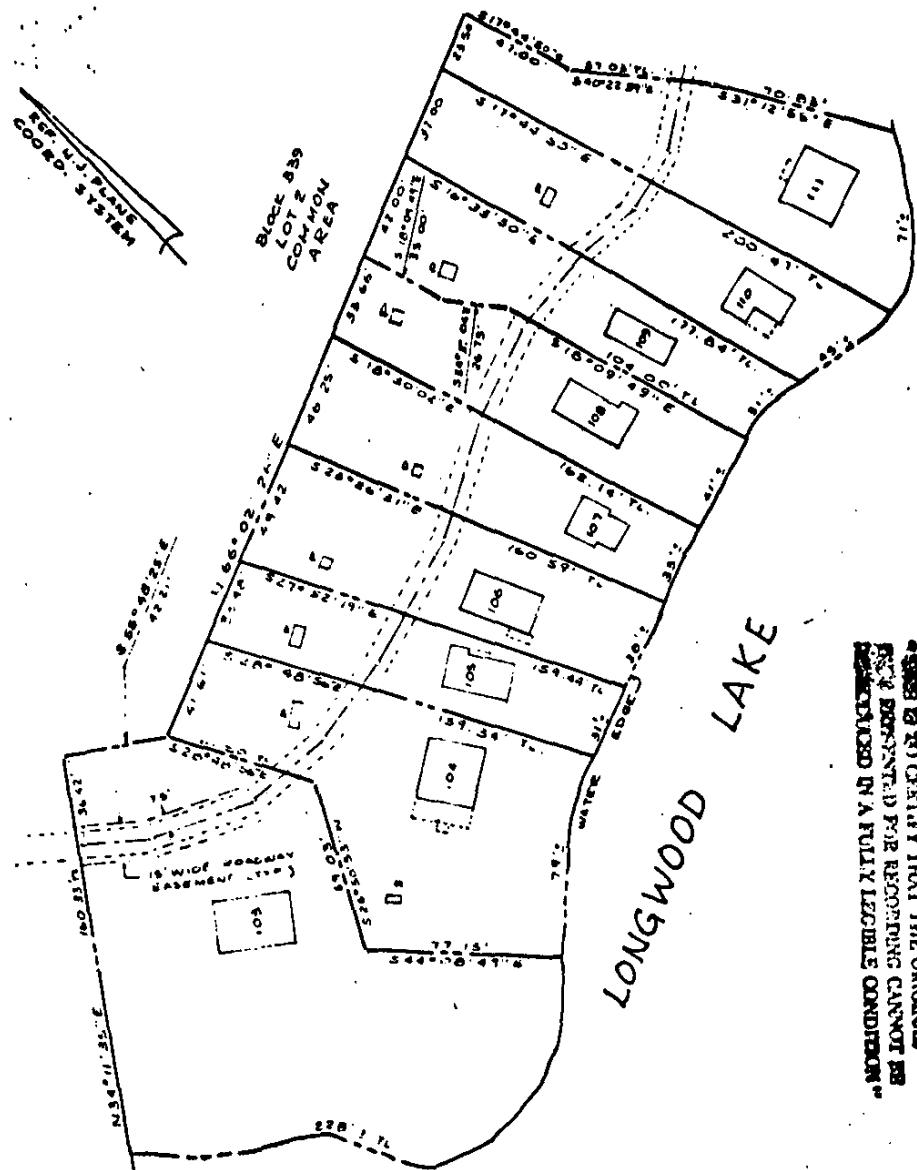
Record and Return To:

Scott R. Lippert, Esq.
Dollinger & Dollinger, P.A.
365 W. Passaic Street
Rochelle Park, NJ 07662

Pack
57.00

DB3468 P202

ATTORNEYS
DOLLINGER & DOLLINGER, P.A.
365 WEST PASSAIC STREET
ROCHELLE PARK, NJ 07662
TELE 201-641-1000



"SHE IS TO CERTIFY THAT THE ORIGINAL
NOT BOUND IN A FULLY LEGIBLE CONDITION."

BEING UNITS 103 - 111 AS SHOWN ON "MAP SHOWING LONGWOOD LAKE CONDOMINIUM, LOT 2 BLOCK 339" JEFFERSON TOWNSHIP, MORRIS COUNTY, N.J., DATED FEBRUARY 1, 1991, PREPARED BY APGAR ASSOCIATES.

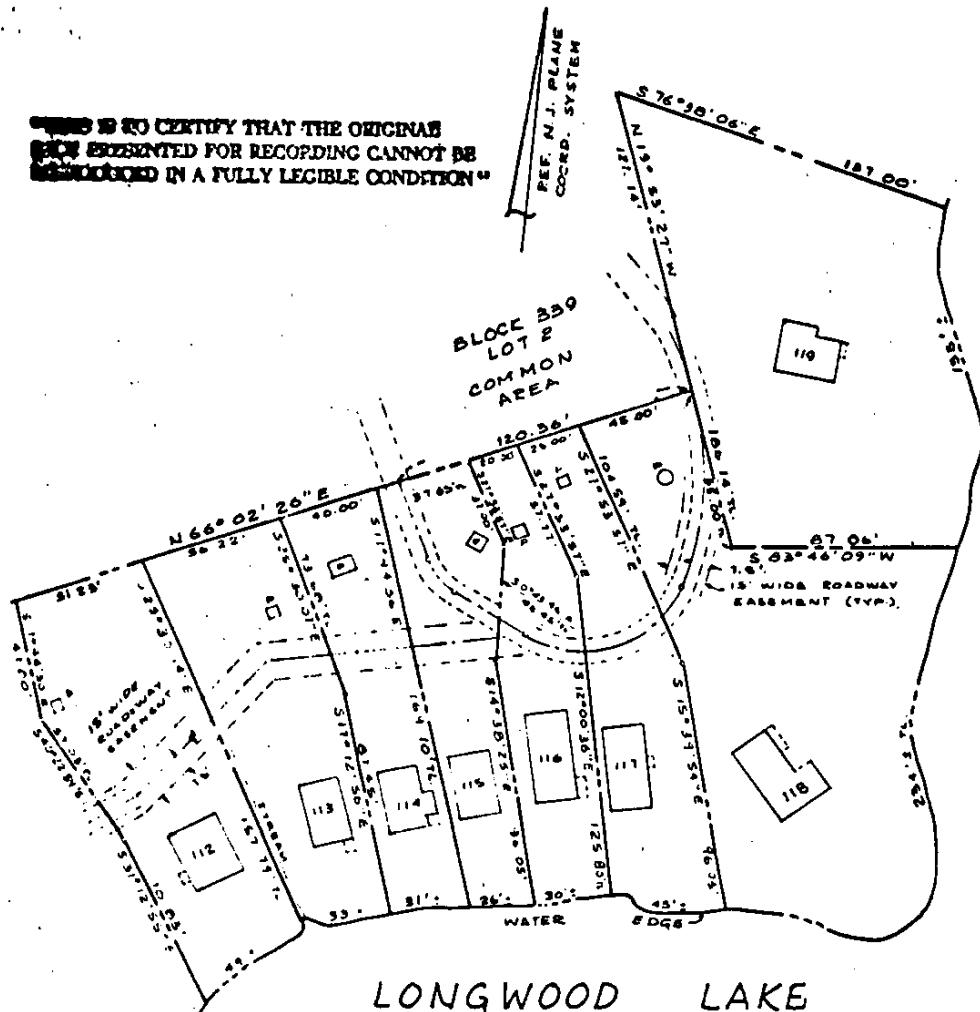
NO	DATE	REVISION	DESCRIPTION
LOCATION PLAN UNITS 103-111 LONGWOOD LAKE CONDOMINIUM			
JEFFERSON TOWNSHIP MORRIS COUNTY NEW JERSEY			
APGAR ASSOCIATES CONSULTING ENGINEERS & LAND SURVEYORS DE MUR PLACE PAR MILES, NEW JERSEY 07051 901-234-0010			
WAYNE F. HOLMAN P.L.S. N.J.L.S. LIC. NO. 19949			
MAP	739	SCALE	1" = 50'
BOOK	405	DRAWN	L.W. CHESTER
FOLDER	5346	APPROVED	
		DATE	FEB. 1, 1991
		JOB	5346

EXHIBIT A-1

DB3468 P203

USCO Name:

"I CERTIFY THAT THE ORIGINALS
HERE PRESENTED FOR RECORDING CANNOT BE
RECOGNIZED IN A FULLY LEGIBLE CONDITION"



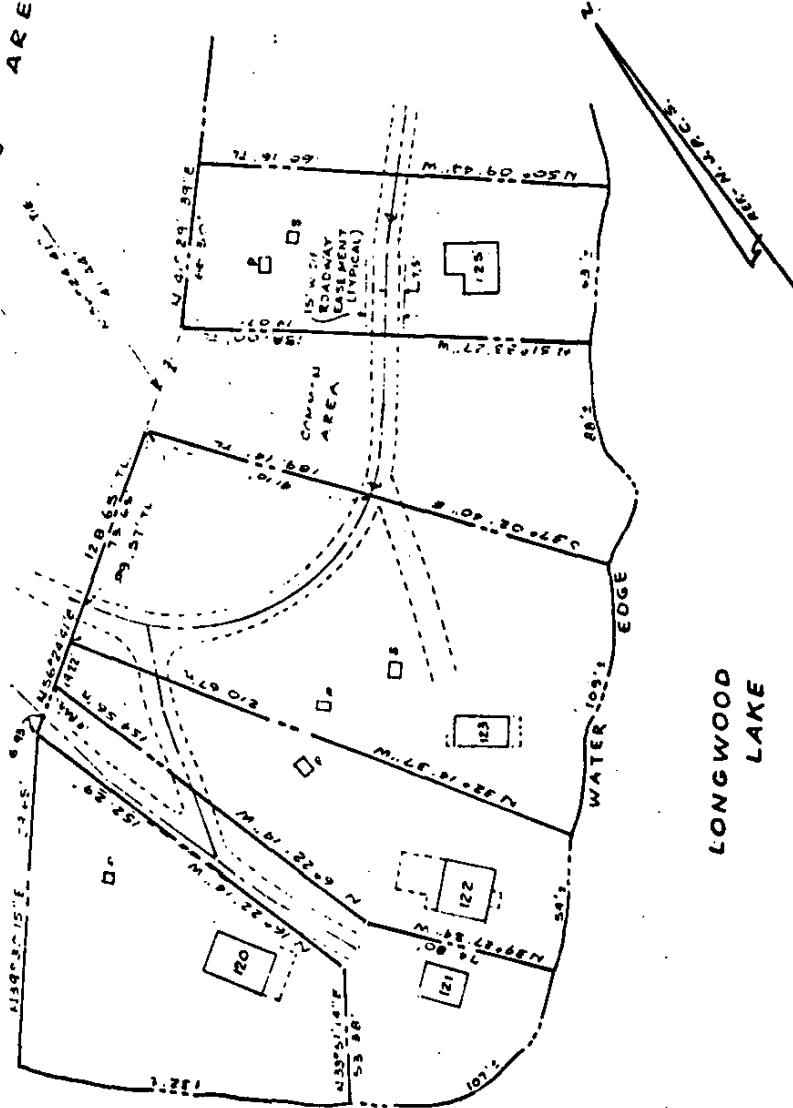
BEING UNITS 112 - 119 AS SHOWN ON "MAP SHOWING LONGWOOD LAKE CONDOMINIUM, LOT 2 BLOCK 339" JEFFERSON TOWNSHIP, MORRIS COUNTY, N.J., DATED FEBRUARY 1, 1991, PREPARED BY APGAR ASSOCIATES.

NO	DATE	REVISION	DESCRIPTION
LOCATION PLAN UNITS 112-119 LONGWOOD LAKE CONDOMINIUM			
JEFFERSON TOWNSHIP MORRIS COUNTY NEW JERSEY			
APGAR ASSOCIATES CONSULTING ENGINEERS & LAND SURVEYORS DE MUN PLACE FAR MILLS, NEW JERSEY 07931 201-384-0416			
WAYNE F. HOLMAN P.L.S. N.J.L.S. LIC. NO. 19949			
MAP	739	SCALE: 1" = 50'	DRAWN: L.W. CHECKED
BOOK	405	DATE: FEB. 1, 1991	APPROVED:
FOLDER	5346	JOB	5346

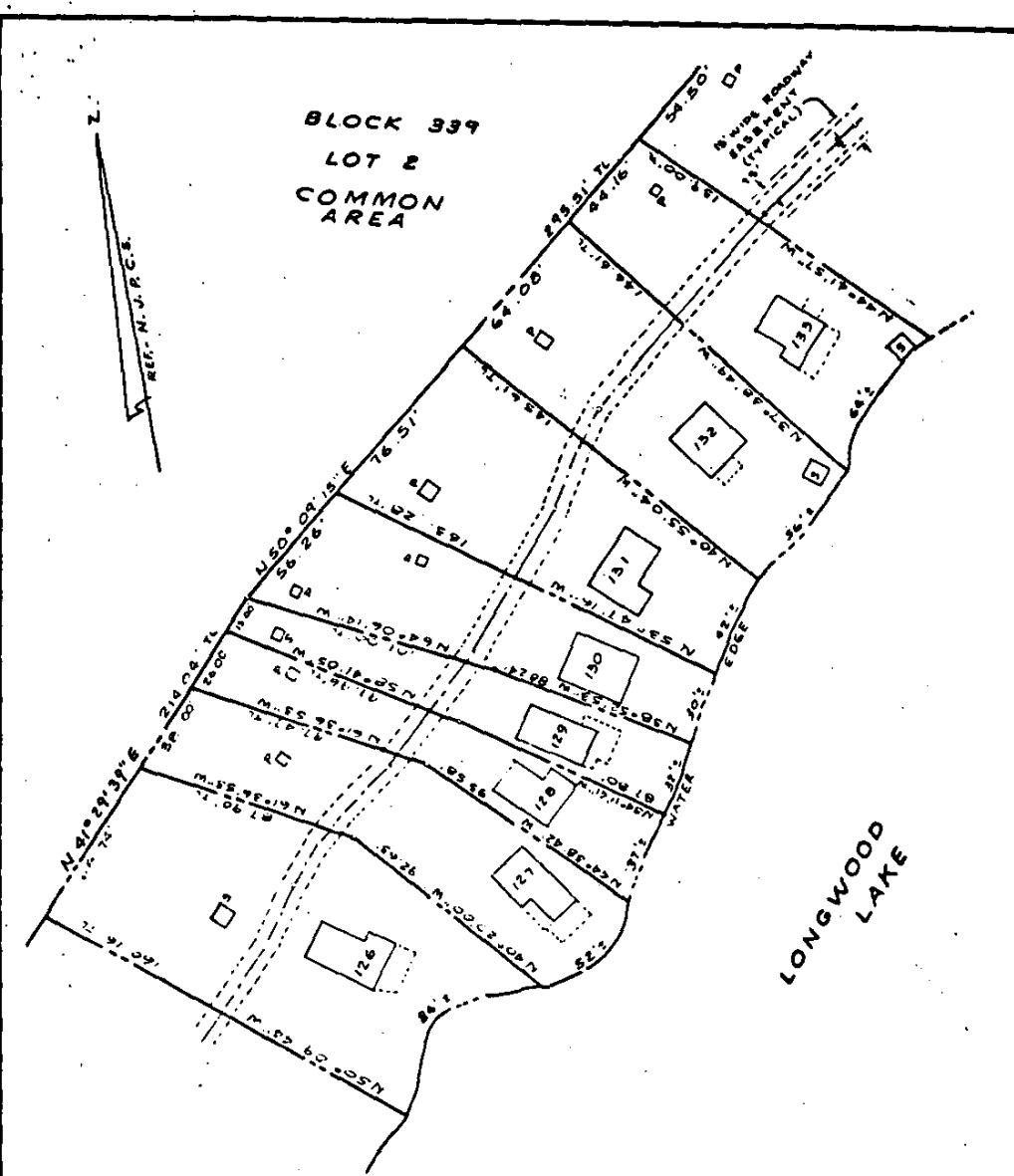
EXHIBIT A-2 DB3468 P204

There is no certainty that the original
represented for recording cannot be
recovered in a legal deposition.

BEING UNITS 120 - 125 AS SHOWN ON "MAP SHOWING LONGWOOD LAKE CONDOMINIUM, LOT 2 BLOCK 339" JEFFERSON TOWNSHIP, MORRIS COUNTY, N.J., DATED FEBRUARY 1, 1991, PREPARED BY APGAR ASSOCIATES.

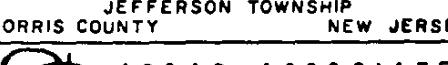


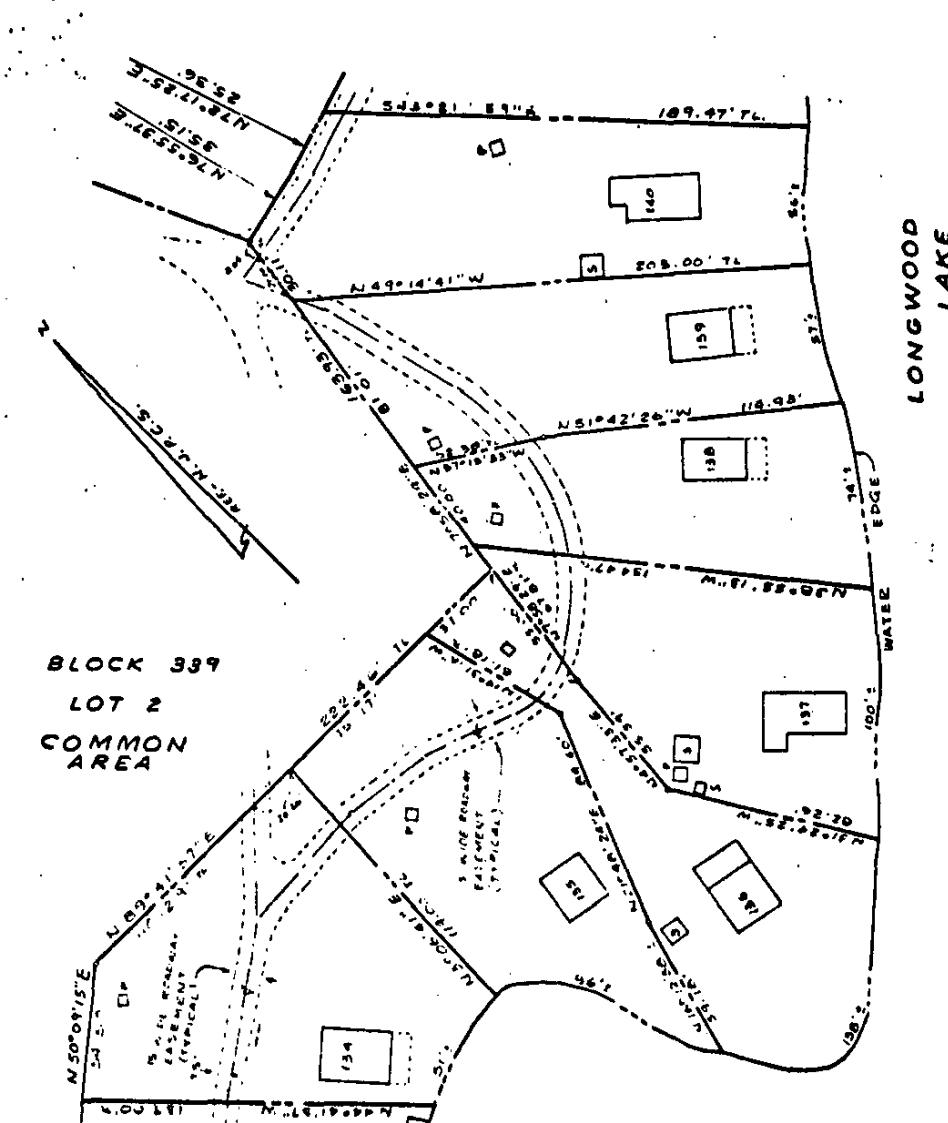
NO	DATE	REVISION	DESCRIPTION
LOCATION PLAN UNITS 120-125 LONGWOOD LAKE CONDOMINIUM			
JEFFERSON TOWNSHIP MORRIS COUNTY		NEW JERSEY	
 APGAR ASSOCIATES <small>CONSULTING ENGINEERS & LAND SURVEYORS</small>			
DE MUN PLACE FAR MILLS, NEW JERSEY 07831 <small>800-284-0410</small>			
WAYNE F. HOLMAN P.L.S. <small>N.J.L.S. LIC. NO. 19949</small>			
MAP	739	SCALE: 1" = 50'	DRAWN: L.W. SMACKED
BOOK	405		APPROVED:
FOLDER	5346	DATE: FEB. 1, 1991	JOB: 5346



BEING UNITS 126—133 AS SHOWN ON "MAP SHOWING LONGWOOD LAKE CONDOMINIUM, LOT 2 BLOCK 339" JEFFERSON TOWNSHIP, MORRIS COUNTY, N.J., DATED FEBRUARY 1, 1991, PREPARED BY APGAR ASSOCIATES.

"SHE IS TO CERTIFY THAT THE ORIGINAL
MATERIAL PRESENTED FOR RECORDING CANNOT BE
DUPLICATED IN A FULLY LEGIBLE CONDITION."

NO	DATE	REVISION	DESCRIPTION
LOCATION PLAN UNITS 126-133 LONGWOOD LAKE CONDOMINIUM			
JEFFERSON TOWNSHIP MORRIS COUNTY		NEW JERSEY	
 APGAR ASSOCIATES CONSULTING ENGINEERS & LAND SURVEYORS			
DE MUN PLACE PAR HILLS, NEW JERSEY 07881 609-284-9416			
WAYNE F. HOLMAN P.L.S. N.J.L.S. LIC. NO. 19949			
MAP	739	SCALE: 1" = 50'	DRAWN: L.W. CHECKED:
BOOK	405		APPROVED:
FOLDER	5346	DATE: FEB. 1, 1991	JOB 5346



BEING UNITS 134 - 140 AS SHOWN ON "MAP SHOWING LONGWOOD LAKE CONDOMINIUM, LOT 2 BLOCK 339" JEFFERSON TOWNSHIP, MORRIS COUNTY, N.J., DATED FEBRUARY 1, 1991, PREPARED BY APGAR ASSOCIATES.

4-2241		LOT LINE REVISION - LOT 140		
NO	DATE	REVISION	DESCRIPTION	
LOCATION PLAN UNIT 134-140 LONGWOOD LAKE CONDOMINIUM				
JEFFERSON TOWNSHIP MORRIS COUNTY NEW JERSEY				
 APGAR ASSOCIATES CONSULTING ENGINEERS & LAND SURVEYORS DE SUN PLACE FAR MILLS, NEW JERSEY 07021 201-280-0116				
WAYNE F. HOLMAN P.L.S. N.J.S. LIC NO. 19949				
MAP	739	SCALE: 1" = 50'	DRAWN: L.W. OMERSA	
BOOK	405		APPROVED:	
FOLDER	5746	DATE: FEB. 1, 1991	405	5746

"THIS IS TO CERTIFY THAT THE ORIGINAL
WORKS PRESENTED FOR RECORDING CANNOT BE
REPRODUCED IN A FULLY LEGIBLE CONDITION."

JEFFERSON TOWNSHIP
MORRIS COUNTY NEW JERSEY

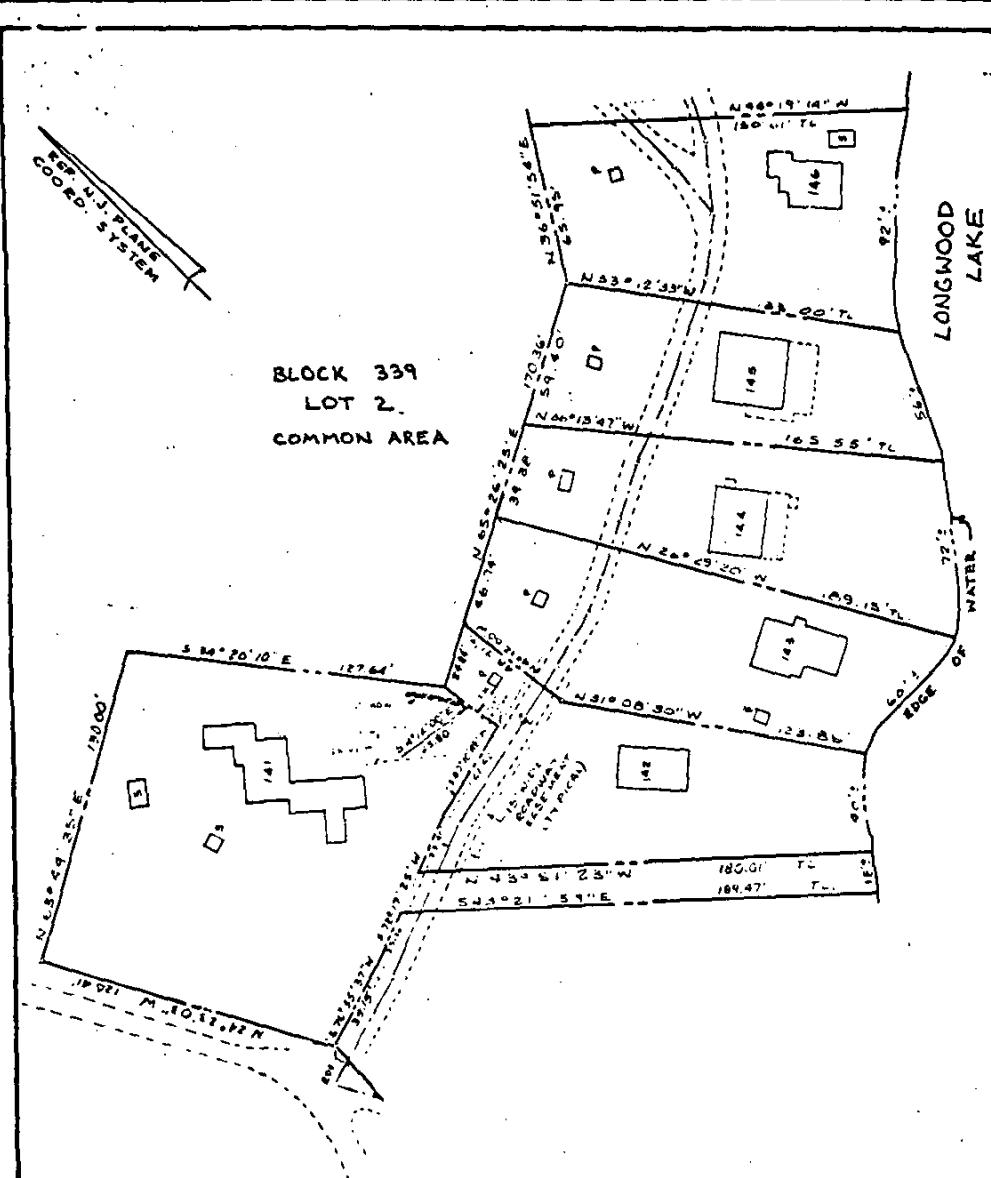
JEFFERSON TOWNSHIP

NEW JERSEY

DE MUN PLACE
FAIR HILLS, NEW JERSEY 07021

EXHIBIT A-5

DB3468 P207



BEING UNITS 141 - 146 AS SHOWN ON "MAP SHOWING LONGWOOD LAKE CONDOMINIUM, LOT 2 BLOCK 339" JEFFERSON TOWNSHIP, MORRIS COUNTY, N.J., DATED FEBRUARY 1, 1991, PREPARED BY AFGAR ASSOCIATES.

1	4-24-91	LOT LINES ADJUSTED, LOTS 141 & 142
HD	DATE	REVISION
LOCATION PLAN UNITS 141-146 LONGWOOD LAKE CONDOMINIUM		
JEFFERSON TOWNSHIP MORRIS COUNTY		NEW JERSEY
 A P G A R A S S O C I A T E S CONSULTING ENGINEERS & LAND SURVEYORS		
DE MUN PLACE FAR MILLS, NEW JERSEY 07931 201-356-0416		
WAYNE F. HOLMAN P.L.S. N.J.L.S. LIC. NO 19949		
MAP	739	SCALE: 1" = 50'
BOOK	405	DRAWN L.W. CHECKED:
End Bl.	5346	APPROVED:
		JOB # 5346
DATE: FEB. 1, 1991		

"THIS IS TO CERTIFY THAT THE ORIGINAL
PAGE PRESENTED FOR RECORDING CANNOT BE
REPRODUCED IN A FULLY LEGIBLE CONDITION.

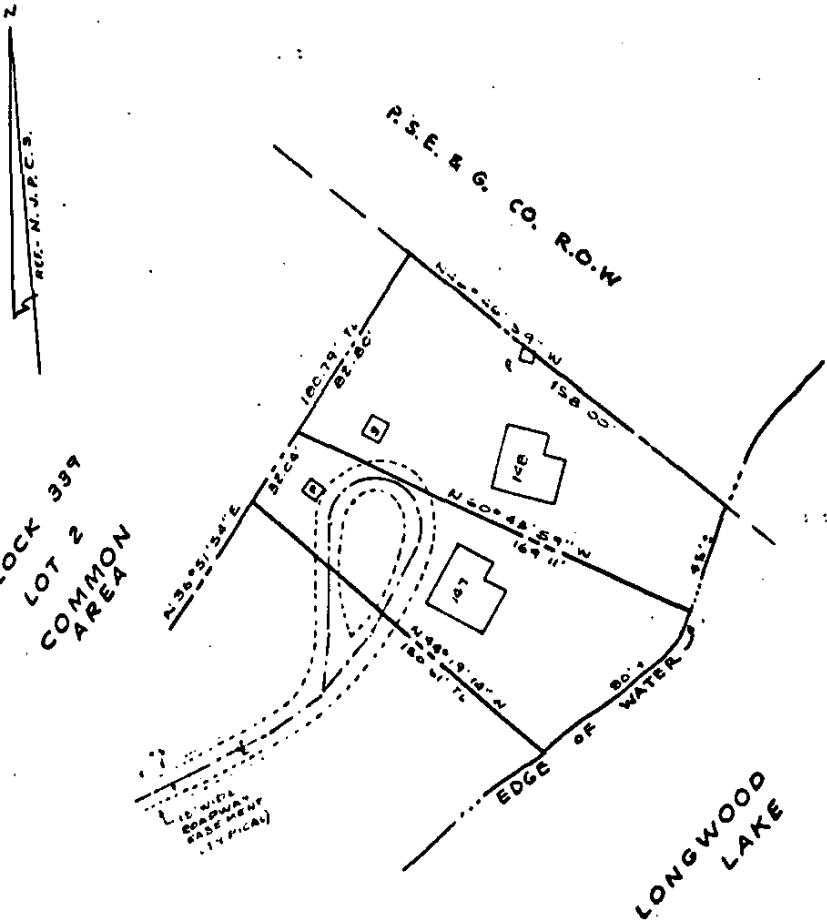
RECORDED FOR RECORDING CANNOT BE
PRODUCED IN A FULLY LEGIBLE CONDITION

10. *Journal of the American Statistical Association*, 1980, 75, 362-375.

EXHIBIT A-6

DB3468 P208

BLOCK 339
LOT 2
COMMON
AREA



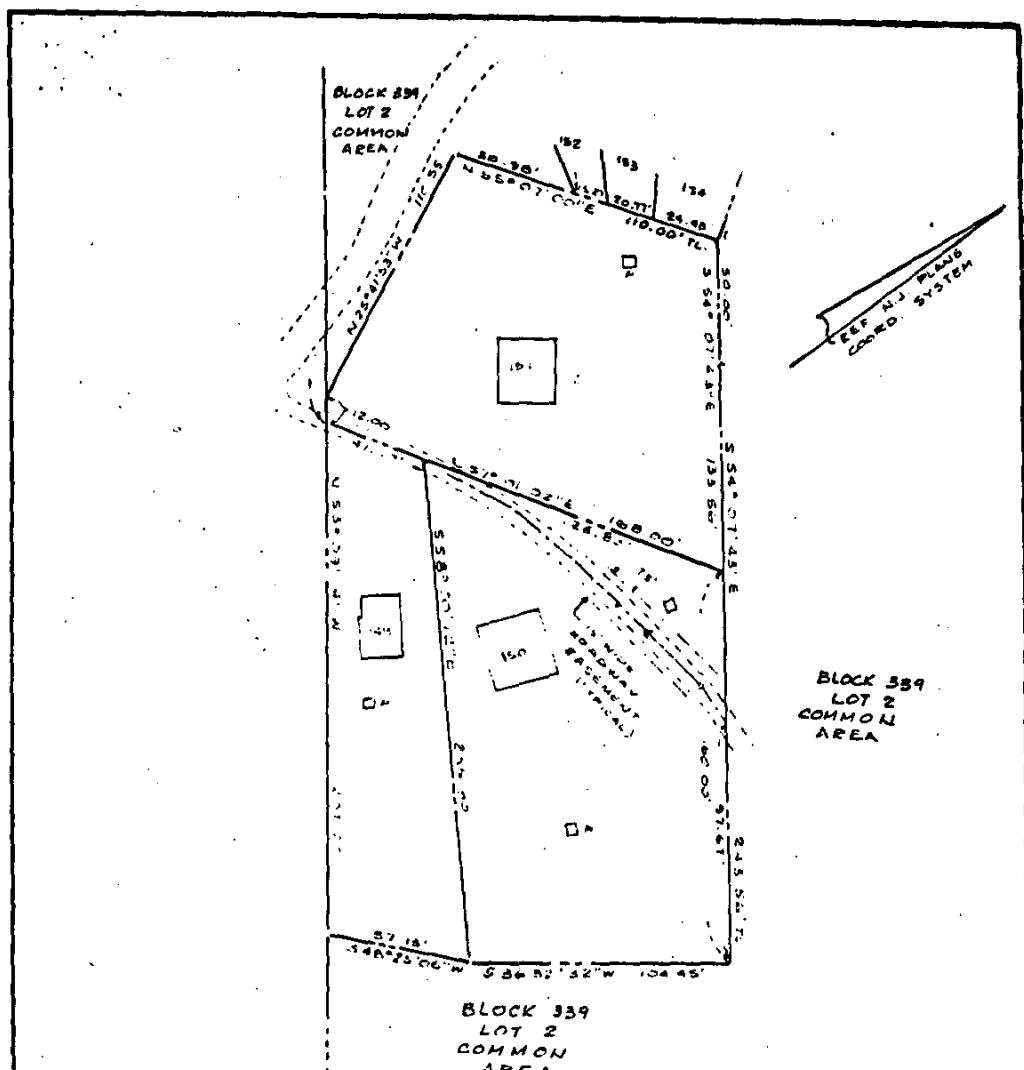
BEING UNITS 147-148 AS SHOWN ON "MAP SHOWING LONGWOOD LAKE CONDOMINIUM, LOT 2 BLOCK 339" JEFFERSON TOWNSHIP, MORRIS COUNTY, N.J., DATED FEBRUARY 1, 1991, PREPARED BY APGAR ASSOCIATES.

IT IS SO CERTIFY THAT THE ORIGINAL
MAP PRESENTED FOR RECORDING CANNOT BE
REPRODUCED IN A FULLY LEGIBLE CONDITION.

EXHIBIT A-7

DB3468 P209

NO	DATE	REVISION	DESCRIPTION
LOCATION PLAN UNITS 147-148			
LONGWOOD LAKE CONDOMINIUM			
JEFFERSON TOWNSHIP MORRIS COUNTY NEW JERSEY			
APGAR ASSOCIATES CONSULTING ENGINEERS & LAND SURVEYORS DE MUN PLACE FAR MILLS, NEW JERSEY 07931 201-344-0610			
WAYNE F. HOLMAN P.L.S. N.J.S. LIC. NO. 19949			
MAP	739	SCALE	1" = 50'
BOOK	409	DATE	APPROVED
FOLDER	5346	JOB	5346



BEING UNITS 149 - 151 AS SHOWN ON "MAP SHOWING LONGWOOD LAKE CONDOMINIUM, LOT 2 BLOCK 339" JEFFERSON TOWNSHIP, MORRIS COUNTY, N.J., DATED FEBRUARY 1, 1981, PREPARED BY APGAR ASSOCIATES.

"I CERTIFY THAT THE ORIGINAL
SOUND PRESENTED FOR RECORDING CANNOT BE
REPRODUCED IN A FULLY LEGIBLE CONDITION."

LOCATION PLAN
UNITS 149-151
LONGWOOD LAKE CONDOMINIUM

JEFFERSON TOWNSHIP
MORRIS COUNTY NEW JERSEY

APGAR ASSOCIATES
CONSULTING ENGINEERS & LAND SURVEYORS

86 BUD PLACE
FAIR HILLS, NEW JERSEY 07024
201-234-0410

WAYNE F. HOLMAN P.L.S.

N.J.L.S. LIC. 10. 19949

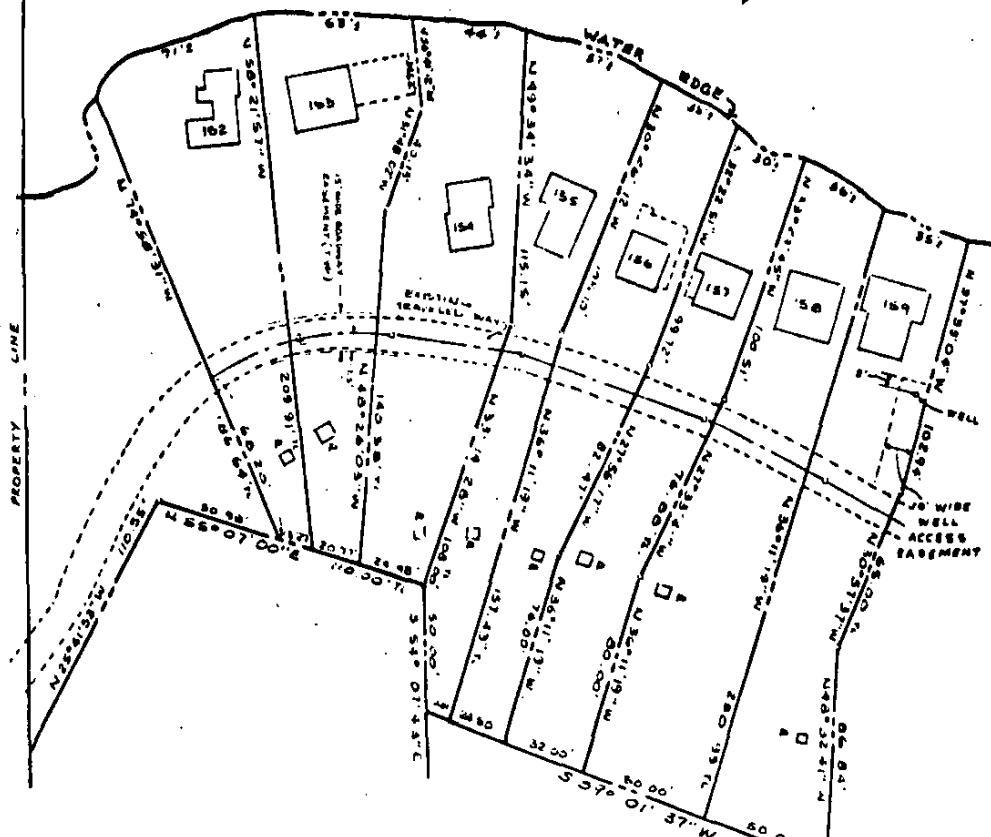
EXHIBIT A-8

DB3468 P210

1324.3 7044784

LONGWOOD
LAKE

REF ID: PLATE 2000 SYSTEM



BEING UNITS 152 - 159 AS SHOWN ON "MAP SHOWING LONGWOOD LAKE CONDOMINIUM, LOT 2 BLOCK 339" JEFFERSON TOWNSHIP, MORRIS COUNTY, N.J., DATED FEBRUARY 1, 1991, PREPARED BY APGAR ASSOCIATES.

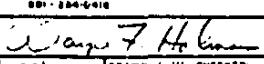
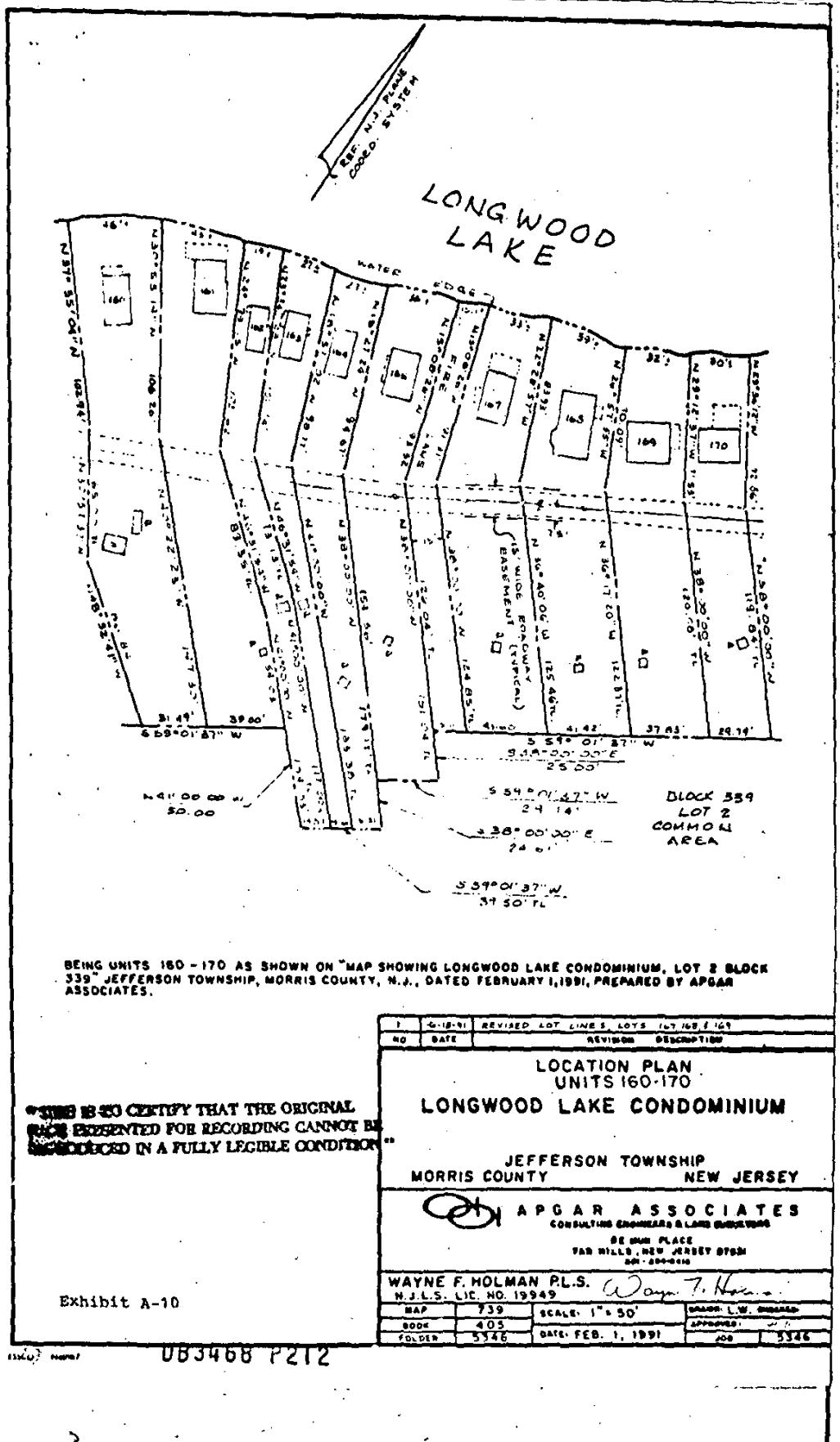
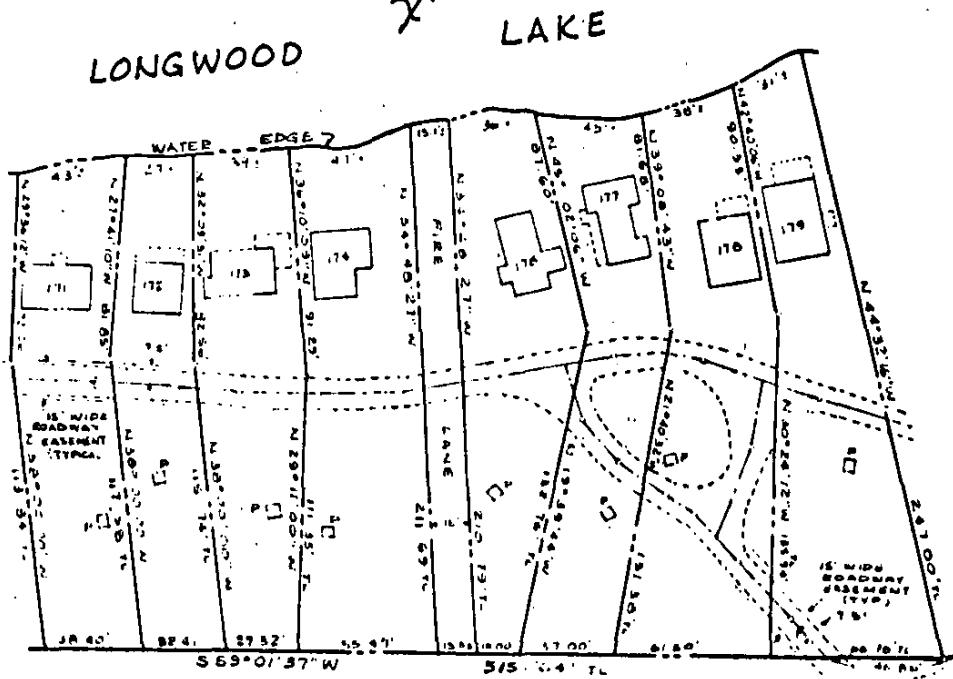
NO	4-22-91	LOT LINE	REVISION	WELL ACCESS EASEMENT
DATE				
LOCATION PLAN UNITS 152-159 LONGWOOD LAKE CONDOMINIUM				
JEFFERSON TOWNSHIP MORRIS COUNTY NEW JERSEY				
 APGAR ASSOCIATES CONSULTING ENGINEERS & LAND SURVEYORS DE MUN PLACE FAR MILLS, NEW JERSEY 07931 901-824-6916				
WAYNE F. HOLMAN P.L.S.  N.J.L.S. LIC. NO. 19949 MAP 739 SCALE: 1" = 50' DRAWN: L.W. CHECKED: W.H. BOOK 405 DATE: FEB. 1, 1991 APPROVED: W.H. FOLDER 5346 JOB 5346				

EXHIBIT A-9

DB3468 P211





BLOCK 539
LOT 2
COMMON
AREA

BEING UNITS 171 - 179 AS SHOWN ON "MAP SHOWING LONGWOOD LAKE CONDOMINIUM, LOT 2 BLOCK 339" JEFFERSON TOWNSHIP, MORRIS COUNTY, N.J., DATED FEBRUARY 1, 1981, PREPARED BY APGAR ASSOCIATES.

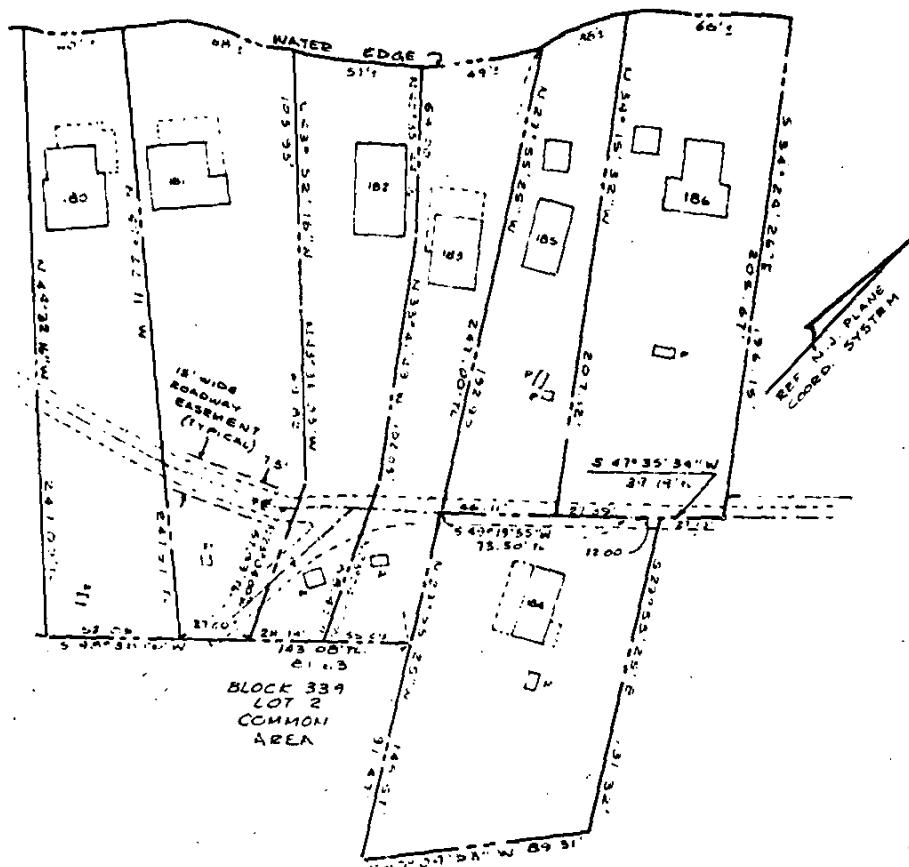
"THIS IS TO CERTIFY THAT THE ORIGINAL
MATERIAL PREPARED FOR RECORDING CANNOT BE
REPRODUCED IN A FULLY LEGIBLE CONDITION"

EXHIBIT A-11

~~BB3468 P213~~

NO	DATE	REVISION	DESCRIPTION
LOCATION PLAN UNITS 171-179 LONGWOOD LAKE CONDOMINIUM			
JEFFERSON TOWNSHIP MORRIS COUNTY		NEW JERSEY	
 A P G A R A S S O C I A T E S <small>CONSULTING ENGINEERS & LAND SURVEYORS</small>			
DE MINI PLACE FAR MILLS, NEW JERSEY 07024 902-534-4414			
WAYNE F. HOLMAN, P.L.S. N.J.L.S. LIC. NO. 19949			
MAP	739	SCALE: 1" = 50'	DRAWN: L.W. GRIFFIN
BOOK	403		APPROVED:
FOLDER	5346	DATE: FEB. 1, 1991	200

LONGWOOD LAKE

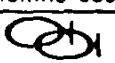


BEING UNITS 180-186 AS SHOWN ON "MAP SHOWING LONGWOOD LAKE CONDOMINIUM, LOT 2 BLOCK 339" JEFFERSON TOWNSHIP, MORRIS COUNTY, N.J., DATED FEBRUARY 1, 1991, PREPARED BY APGAR ASSOCIATES.

"I DO CERTIFY THAT THE ORIGINAL
MAP PRESENTED FOR RECORDING CANNOT BE
REPRODUCED IN A FULLY LEGIBLE CONDITION."

EXHIBIT A-12

DB3468 P214

NO.	DATE	REVISION	DESCRIPTION
LOCATION PLAN UNITS 180-186			
LONGWOOD LAKE CONDOMINIUM			
JEFFERSON TOWNSHIP MORRIS COUNTY NEW JERSEY			
 APGAR ASSOCIATES CONSULTING ENGINEERS & LAND SURVEYORS 66 W. MAIN PLACE FARM HILL, NEW JERSEY 07933 908-264-0414			
WAYNE F. HOLMAN P.L.S. N.J.L.S. LIC. NO. 19949			
MAP	739	SCALE: 1" = 50'	DRAWN: L.W. CHAMBER
BOOK	405	APPROVED:	
FOLDER	3346	DATE: FEB. 1, 1991	JOB: 5346

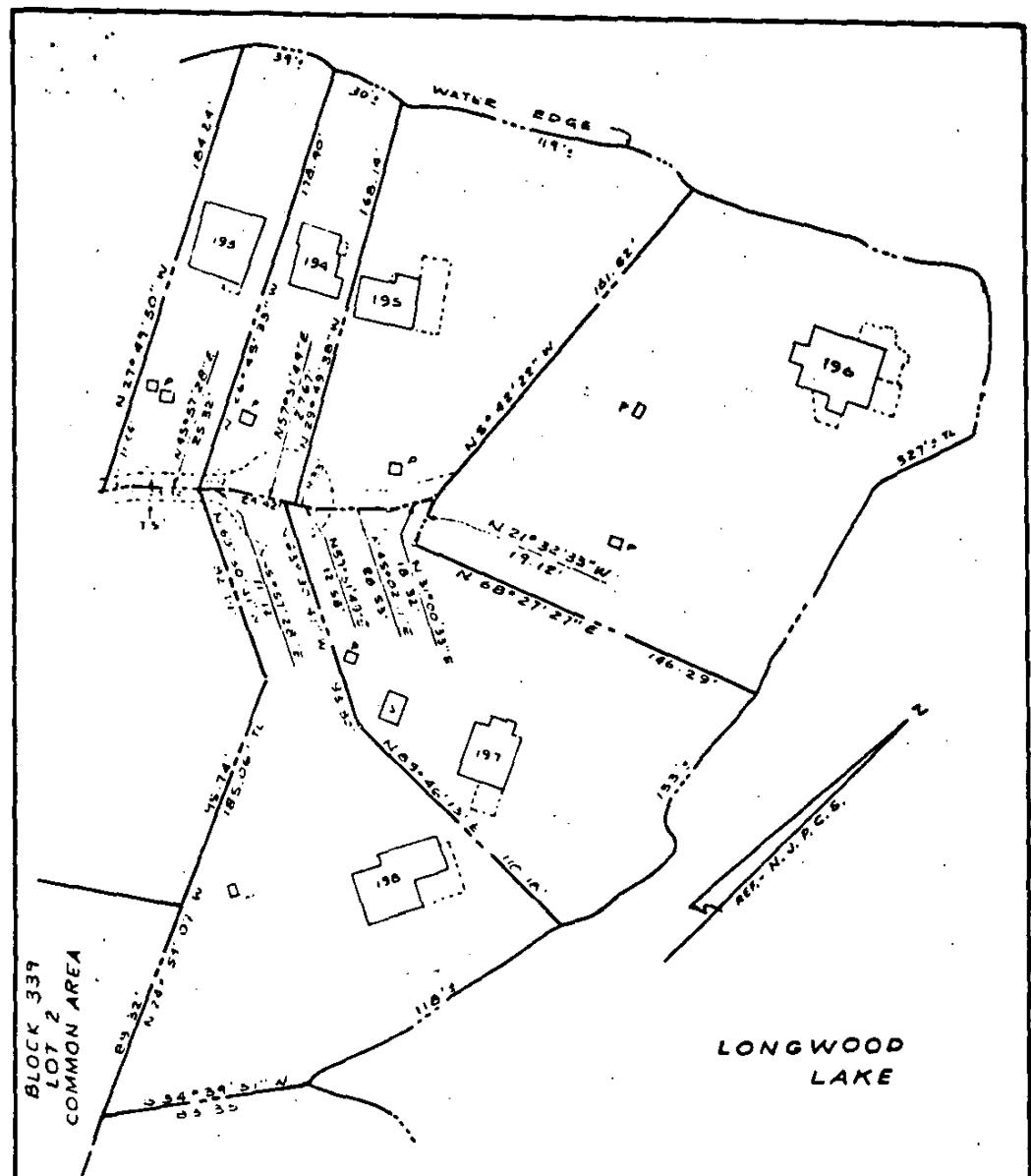
LONGWOOD
LAKE

BEING UNITS 187 - 193A AS SHOWN ON "MAP SHOWING LONGWOOD LAKE CONDOMINIUM, LOT 2 BLOCK 339" JEFFERSON TOWNSHIP, MORRIS COUNTY, N.J., DATED FEBRUARY 1, 1991, PREPARED BY APGAR ASSOCIATES.

BLOCK 339
LOT 2
COMMON
AREA

NO	DATE	REVISION	DESCRIPTION
LOCATION PLAN UNITS 187-193A LONGWOOD LAKE CONDOMINIUM			
JEFFERSON TOWNSHIP MORRIS COUNTY, NEW JERSEY			
APGAR ASSOCIATES CONSULTING ENGINEERS & LAND SURVEYORS DE MUN PLACE FAR MILLS, NEW JERSEY 07931 901-284-0410			
WAYNE F. HOLMAN P.L.S. N.J.L.S. LIC. NO. 19949			
MAP	739	SCALE: 1" : 50'	DRAWN: L.W. DRAKKER
BOOK	405	APPROVED:	
FOLDER	5346	DATE: FEB. 1, 1991	JOB 5346

EXHIBIT A-13
DB3468 P215



BEING UNITS 193 - 198 AS SHOWN ON "MAP SHOWING LONGWOOD LAKE CONDOMINIUM, LOT 2 BLOCK 339" JEFFERSON TOWNSHIP, MORRIS COUNTY, N.J., DATED FEBRUARY 1, 1991, PREPARED BY APGAR ASSOCIATES.

THIS IS TO CERTIFY THAT THE ORIGINAL
PRESENTED FOR RECORDING CANNOT BE
READ IN A FULLY LEGIBLE CONDITION".

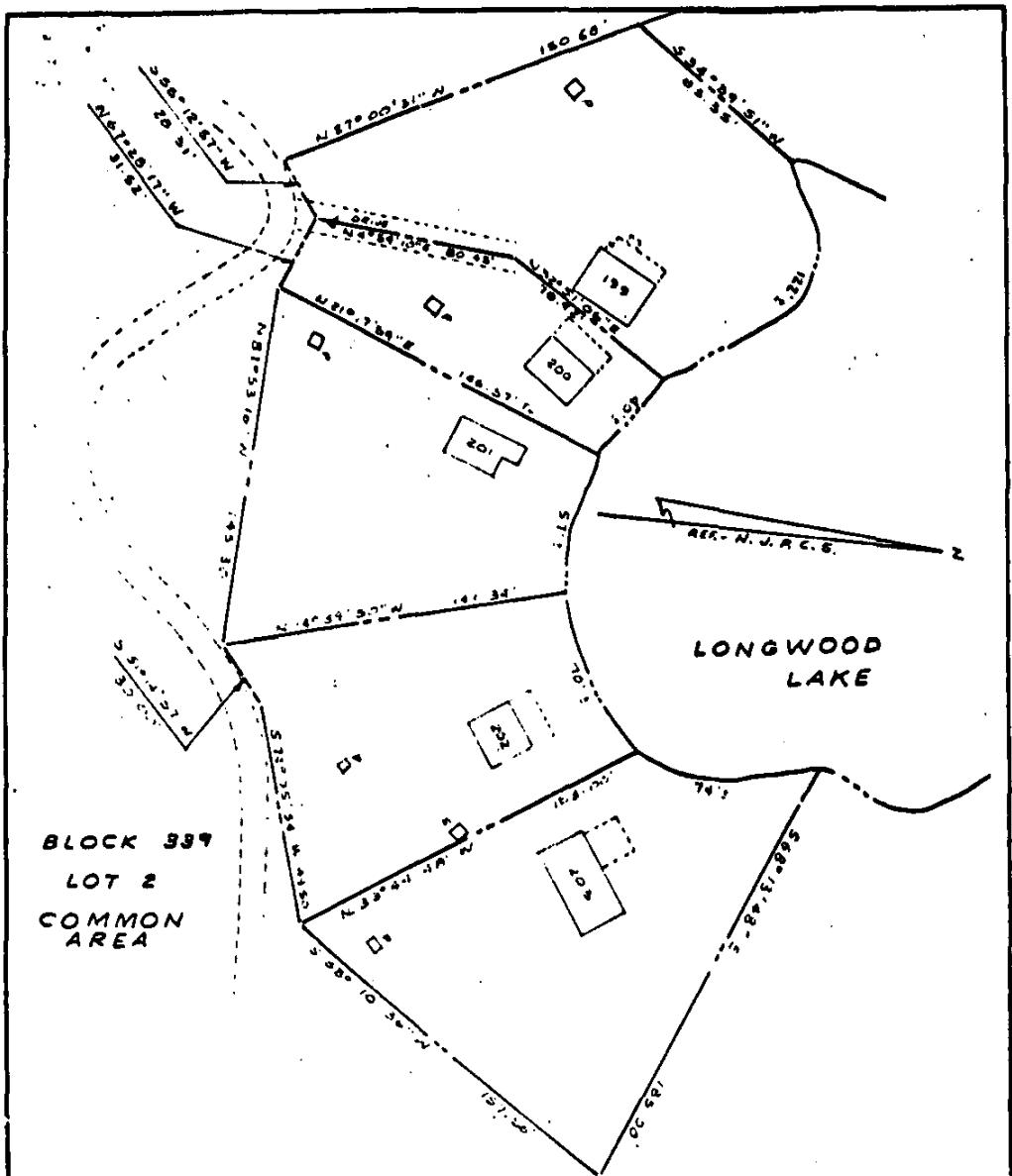
JEFFERSON TOWNSHIP
MORRIS COUNTY NEW JERSEY

APGAR ASSOCIATES
CONSULTING ENGINEERS & LAND SURVEYORS

DE MUN PLACE
FAIR HILLS, NEW JERSEY 07931
801-234-9018

EXHIBIT A-14

DB3468 P216

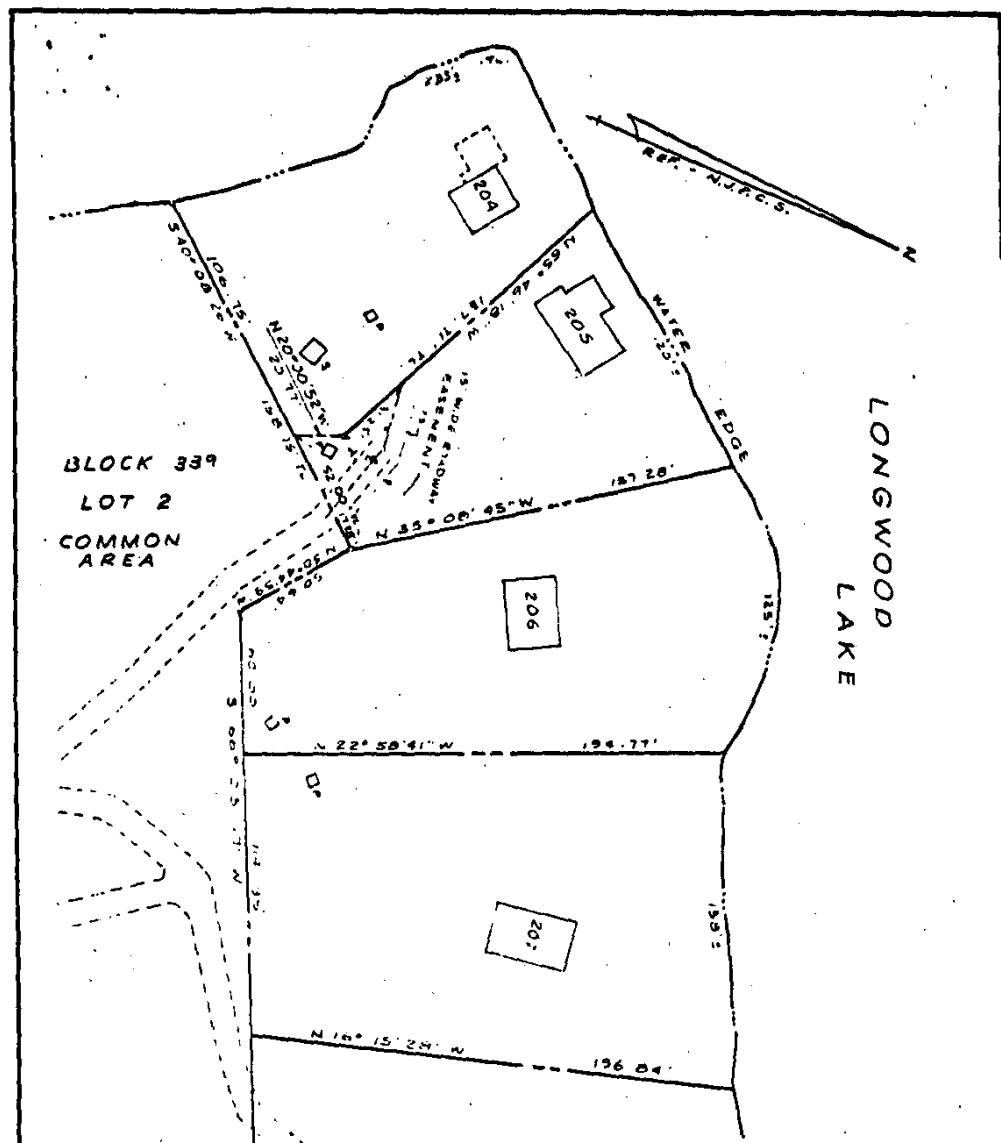


BEING UNITS 199 - 203 AS SHOWN ON "MAP SHOWING LONGWOOD LAKE CONDOMINIUM, LOT 2 BLOCK 339" JEFFERSON TOWNSHIP, MORRIS COUNTY, N.J., DATED FEBRUARY 1, 1991, PREPARED BY APGAR ASSOCIATES.

~~THIS IS TO CERTIFY THAT THE ORIGINAL
SUBMITTED FOR RECORDING CANNOT BE
IDENTIFIED IN A FULLY LEGIBLE CONDITION.~~

NO	DATE	REVISION	DESCRIPTION																		
LOCATION PLAN UNITS 199-203 LONGWOOD LAKE CONDOMINIUM																					
JEFFERSON TOWNSHIP MORRIS COUNTY, NEW JERSEY																					
 APGAR ASSOCIATES <small>CONSULTING ENGINEERS & LAND SURVEYORS</small> <small>DE MUN PLACE</small> <small>PALM HILLS, NEW JERSEY 07046</small> <small>201-264-0416</small>																					
WAYNE F. HOLMAN P.L.S. <small>N.J.L.S. LIC. NO. 19949</small> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>MAP</td> <td>739</td> <td>SCALE</td> <td>1" : 50'</td> <td>DRAWN</td> <td>L.W. CHECKED</td> </tr> <tr> <td>BOOK</td> <td>405</td> <td></td> <td></td> <td>APPROVED</td> <td></td> </tr> <tr> <td>FOLDER</td> <td>5346</td> <td></td> <td></td> <td>JOB</td> <td>5346</td> </tr> </table>				MAP	739	SCALE	1" : 50'	DRAWN	L.W. CHECKED	BOOK	405			APPROVED		FOLDER	5346			JOB	5346
MAP	739	SCALE	1" : 50'	DRAWN	L.W. CHECKED																
BOOK	405			APPROVED																	
FOLDER	5346			JOB	5346																
DB3468 P217																					

EXHIBIT A-15

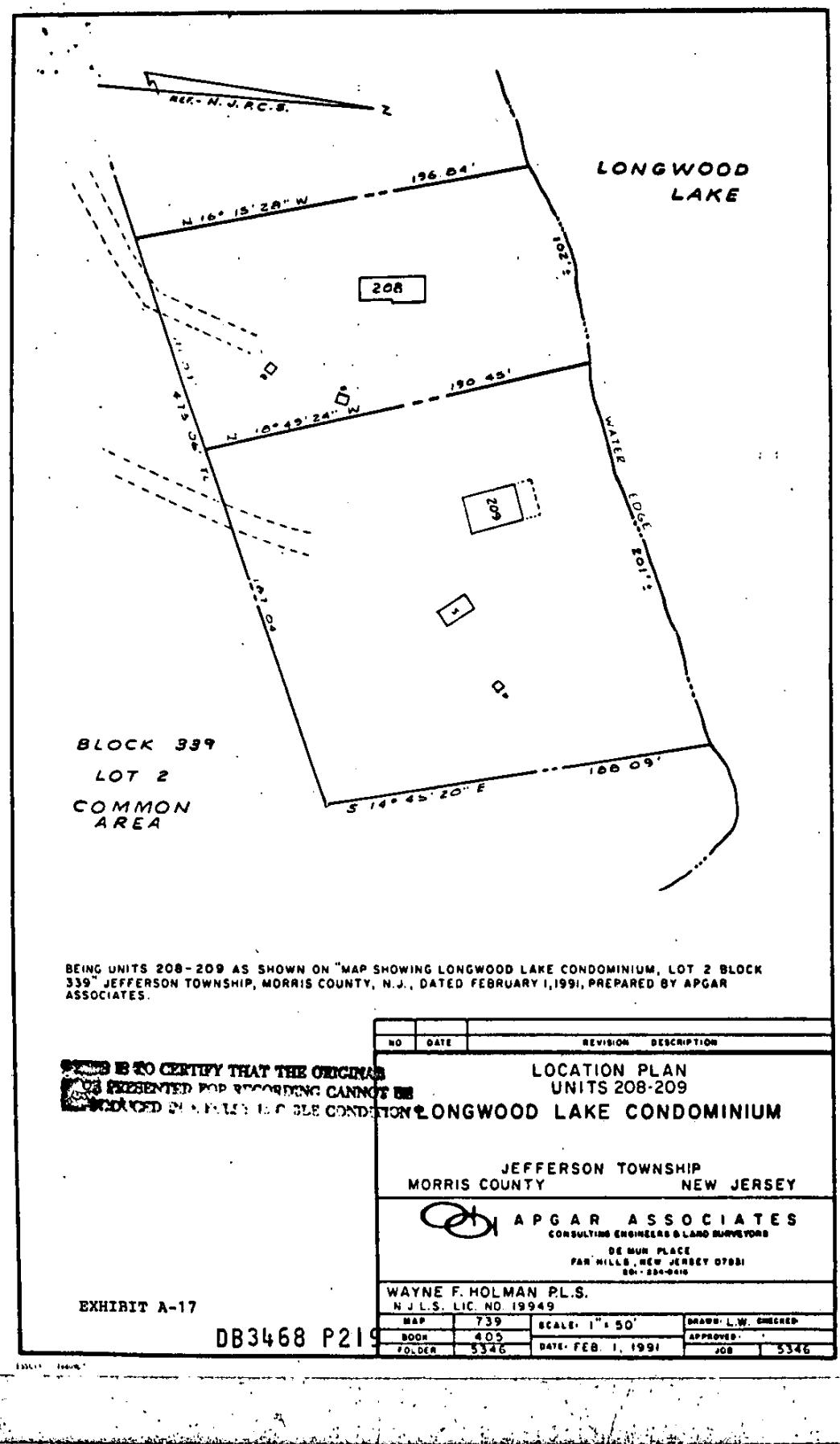


BEING UNITS 204-207 AS SHOWN ON "MAP SHOWING LONGWOOD LAKE CONDOMINIUM, LOT 2 BLOCK 339" JEFFERSON TOWNSHIP, MORRIS COUNTY, N.J., DATED FEBRUARY 1, 1991, PREPARED BY APGAR ASSOCIATES.

NO	DATE	REVISION	DESCRIPTION
LOCATION PLAN UNITS 204-207 LONGWOOD LAKE CONDOMINIUM			
JEFFERSON TOWNSHIP MORRIS COUNTY NEW JERSEY			
 APGAR ASSOCIATES <small>CONSULTING ENGINEERS & LAND SURVEYORS</small> <small>DE BUN PLACE</small> <small>FAIR HILLS, NEW JERSEY 07021</small> <small>ED-1-224-0410</small>			
<small>WAYNE F. HOLMAN P.L.S.</small> <small>N.J.L.S. LIC. NO. 19449</small>			
MAP	739	SCALE: 1" = 30'	DRAWN: L.W. CHECKED
BOOK	405		APPROVED
FOLDER	5346	DATE: FEB. 1, 1991	JOB 5346

EXHIBIT A-16

DB3468 P218



restrictions with respect to the ownership, use and enjoyment of the Units and the Common Elements.

NOW, THEREFORE, LLCOA hereby amends the Master Deed as follows:

1. Exhibit D attached to the Master Deed is hereby superseded and replaced by Exhibits A-1 through A-17 attached hereto and made a part hereof.

2. Article 3(A)(b) of the Master Deed is hereby amended by deleting the words "the Cabins" and replacing them with "the Units".

3. Article 7 of the Master Deed is hereby amended to include the following easements:

(a) An easement for the benefit of the Members, their agents, employees, guests and invitees to, from, over, through and across that portion of the Condominium Property shown and designated on Exhibits A-1 through Exhibit A-17 attached hereto and made a part hereof as "Fifteen (15') Foot Wide Roadway Easement", for purposes of ingress and egress from, through and across the Units to and from the public roads and highways, including, but not limited to, Longwood Road and Berkshire Valley Road, and for purposes of travelling to, from and across the Units; and

(b) A ten (10') foot wide well access easement for the benefit of the Members, their agents, employees, guests and invitees to and from Unit No. 159, as shown on Exhibit A-9 attached hereto and made a part hereof for the purposes of obtaining well water.

LAW OFFICES
BELL, PERRIN & BELL, P.C., P.A.
101 WEST PARKWAY STREET
BETHESDA PARK, MD 20814
301-961-1000

The costs associated with maintaining, repairing and insuring the foregoing easements shall be considered Common Expenses.

4. The Board of Trustees may promulgate such rules and regulations as it shall deem advisable in order to establish and administer an approval process with respect to the sale, mortgaging or other transfer of title of the Units, to include but not be limited to requiring the prospective purchaser of any Unit to submit an application to the Board of Trustees, or such committee as the Board of Trustees may designate for the purpose of reviewing such applications.

5. No Unit may be mortgaged, pledged, assigned or otherwise used as security for obligations the total of which shall exceed eighty (80%) percent of the fair market value of said Unit.

6. Article 9(F) of the Master Deed is hereby deleted. The leasing of any Unit, whether for profit or otherwise, is hereby prohibited.

7. Article 20(B) of the Master Deed is hereby amended by replacing the words "one hundred (100%) percent" with "sixty-six and 2/3 (66-2/3%) percent."

8. In the event that any paragraph hereof is deemed invalid or unenforceable, such invalidity or unenforceability shall not affect the validity or enforceability of any of the remaining paragraphs hereof.

9. The Amended and Restated By-Laws of the Association (Exhibit C to the Master Deed) are hereby further amended by adding the following language to Article V, Section 8: "The foregoing notwithstanding, prior to the first issuance of Unit Deeds by the Association, the Association shall be deemed to be the owner of all of the Units for any purpose for which approval of Unit Owners may be required by these By-Laws, the Master Deed, the Certificate of Incorporation, or the Rules and Regulations of the Association. The power of the Association to

vote Units deemed owned by the Association shall cease after the first issuance of Unit Deeds by the Association."

10. Except as expressly amended herein, the terms, covenants and conditions of the Master Deed shall remain in full force and effect.

IN WITNESS WHEREOF, LLCOA has caused this First Amendment to Master Deed to be executed the day and year first above written.

ATTEST:

Paula S. Galloway
PAULA S. GALLOWAY,
Secretary

LONGWOOD LAKE CABIN OWNERS
ASSOCIATION, INC., a New Jersey
non-profit corporation

BY: *Pat Pagano*
PAT PAGANO, President

COUNTY OF MORRIS	
Consideration	<u>NONE</u>
Base Tax	
Additional Tax	
REALTY TRANSFER FEE	<u>EXEMPT</u>
Date	<u>8-5-91</u>
By	<u>V.D.</u>
RECORDING FEE	<u>57.00</u>

NEW YORK
STATE OF NEW JERSEY : : SS:
COUNTY OF NEW YORK : :

BE IT REMEMBERED, that on this 19th day of June 1991,
before me, the subscriber, Joyce Grotle, personally
appeared PAULA S. GALLOWAY, who, being by me duly sworn on her
oath, deposes and makes proof to my satisfaction, that she is the
Secretary of LONGWOOD LAKE CABIN OWNERS ASSOCIATION, INC., the
corporation named in the within instrument, that PAT PAGANO is
the President of said corporation; that the execution, as well as
the making of this instrument, has been duly authorized by proper
resolution of the Board of Trustees of said corporation; that
deponent well knows the corporate seal of said corporation; and
that the seal affixed to said instrument is the proper corporate
seal and was thereto affixed and said instrument signed and
delivered by said President as and for the voluntary act and deed
of said corporation, in presence of deponent, who thereupon
subscribed his name thereto as attesting witness.

Paula S. Galloway
PAULA S. GALLOWAY, Secretary

Sworn to and subscribed
before me the date aforesaid

Joyce Grotle

JOYCE GROTE
Notary Public, State of New York
No. 43-1975047
Qualified in Richmond County
Certificate Filed in New York County
Commission Expires Nov. 26, 1992

ALFONSE W. SERRAO
ALFONSE W. SERRAO
ALFONSE W. SERRAO
ALFONSE W. SERRAO

RECEIVED
MAY 5 1991
ALFONSE W. SERRAO

LAW OFFICES
BRENNAN & BRENNAN, P.A.
100 WEST PARK AVENUE
WHITE PLAINS, NY 10601
(914) 273-1000

galloway\longwood.and
20860\18640\SRL\rp\sa

5

083468 P223

01/08/93

04393

SECOND AMENDMENT TO MASTER DEED

THIS Second Amendment to Master Deed made this 9/2 day of January 1993 by Longwood Lake Cabin Owners Association, Inc., a New Jersey not-for-profit corporation (hereinafter referred to as "LLCOA").

WHEREAS, LLCOA has filed a Master Deed dated May 15, 1990 and recorded on May 23, 1990 in the Morris County Clerk's office in Book 3294 of Deeds at Page 1, as amended by First Amendment to Master Deed dated July 19, 1991 and recorded on August 5, 1991 in the Morris County Clerk's office in Book 3468 of Deeds at Page 202 with respect to certain real property and the improvements thereon located in the Township of Jefferson, Morris County, New Jersey, which property is more particularly described in said Master Deed (hereinafter referred to as the "Condominium Property") and thereby established the form of ownership of the Condominium Property as a condominium pursuant to the provisions of the New Jersey Condominium Act, P.L. 1969, Ch. 275 (N.J.S.A. 46:8B-1 et. seq.) under the name of Longwood Lake Cabins, a Condominium (all capitalized terms used herein have the meanings ascribed to them in said Master Deed unless otherwise defined); and

WHEREAS, pursuant to the affirmative vote of Unit Owners in excess of 66-2/3(%) percent of all Unit Owners at a meeting held on March 21, 1992, it was resolved that certain amendments be made to the Master Deed and Bylaws of LLCOA.

NOW, THEREFORE, LLCOA hereby amends the Master Deed and Bylaws as follows:

1. The subdivision of a Unit is hereby prohibited.
2. No Unit may have more than one (1) dwelling erected thereon, which shall be for single family use exclusively.
3. Exhibits A-1 through A-17, attached to the First Amendment to Master Deed, are amended as follows:
 - (a) The boundary line between Unit 129 and Unit 130 is revised as shown on Exhibit A attached hereto; and
 - (b) The boundary line between Unit 157 and Unit 158 is revised and a 2'-wide walkway easement for the benefit of Unit 158 is created as shown on Exhibit B attached hereto; and
 - (c) A 10'-wide driveway easement for the benefit of Unit 188 is created as shown on Exhibit C attached hereto.
4. The Amended and Restated Bylaws of LLCOA are hereby further amended as follows:

Article IV, Section 5(E), first two sentences, are hereby deleted and replaced with the following:

"(E). Date of Commencement of Annual Assessments; Due Dates. The annual assessment for each fiscal year shall be due and payable as specified in the resolution establishing such assessment."

RECORD AND
RETURN TO:

LAW OFFICES
BELLALPESCE & RICH JUNIOR, P.A.
300 WEST PARKING STREET
ROCHESTER PARK, N.J. 07074
(973) 669-0240

Prepared by:


SCOTT R. LIPPERT

DB3710 P265

Pl. of
L.S. ad

01/08/93

Article V, Section 1 is hereby deleted and replaced with the following:

"Section 1. Annual Meeting. Unless otherwise set by the Board of Trustees, an annual meeting of the Members shall be held on the second Saturday in the month of June in each year, beginning with the year 1990, at the hour of 3:00 p.m., for the purpose of electing Trustees and for the transaction of such other business as may come before the meeting. If the election of Trustees shall not be held on the day designated herein for any annual meeting, or at any adjournment thereof, the Board of Trustees shall cause the election to be held at a special meeting of the Members as soon thereafter as conveniently may be arranged."

Article VI, Section 2, last sentence, is hereby deleted and replaced with the following:

"Each Trustee shall hold office for a two (2) year term, until the next annual meeting of Members at which such Trustee's two (2) year term shall have expired and until his/her successor shall have been elected and qualified in accordance with Article VII."

Article VI, Section 3 is hereby deleted and replaced with the following:

"Section 3. Regular Meetings; Open Meetings. All meetings of the Board of Trustees, except conference or working sessions at which no binding votes are to be taken, shall be open to attendance by all Members, provided, however, that the Board of Trustees may exclude or restrict attendance at those meetings or portions of meetings dealing with the following:

- (a) Any matter the disclosure of which would constitute an unwarranted invasion of individual privacy; or
- (b) Any pending or anticipated litigation or contract negotiations; or
- (c) Any matters falling within the attorney-client privilege, to the extent that confidentiality is required in order for the attorney to exercise his ethical duties as a lawyer; or
- (d) Any matter involving the employment, promotion, discipline, or dismissal of a specific employee of the Association.

At each meeting required to be open to all Members, minutes of the proceedings shall be taken, and copies of those minutes shall be made available to all Members before the next open meeting. The Board of Trustees shall keep reasonably comprehensive minutes of all its meetings showing the time and place, the Trustees present, the subjects considered, the actions taken, the vote of each Trustee, and any other information required to be shown in the minutes by the bylaws. Such minutes shall be made available to Members upon request."

Article VI, Section 5 is hereby deleted and replaced with the following:

"Section 5. Notice. Adequate notice of any open meeting shall be given to all unit owners. Adequate notice means written

01/08/93

advance notice of at least forty-eight (48) hours, giving the date, time, location and, to the extent known, the agenda of any regular, special, or rescheduled meeting. Such notice shall accurately state whether formal action may or may not be taken. This notice shall be:

- (a) Prominently posted in at least one (1) place within the Condominium Property reserved for such or similar announcements;
- (b) Mailed, telephoned, telegrammed or hand delivered to at least two (2) newspapers designated by the Board of Trustees; and
- (c) Filed with the Association Secretary or administrative officer responsible for administering the Association's business office.

At least once each year, within seven (7) days following the annual meeting of the Association, the Board of Trustees shall post and maintain posted throughout the year, notice of meetings in those locations set forth above. This list shall be updated from time to time to reflect changes that may be made in the information contained in the list. In the event that the Board of Trustees is required to deal with such matters of urgency and importance that delay for the purpose of providing forty-eight (48) hours' advance notice would be likely to result in substantial harm to the interests of the Association, the notice shall be deemed adequate if it is provided as soon as possible following the calling of the meeting.

Article VII, Section 1, first sentence, is hereby deleted and replaced with the following:

"Section 1. Officers. The officers of the Association shall be a President, three (3) Vice Presidents at Large, a Vice President of Property Maintenance, a Secretary, a Treasurer, and such other officers (e.g., an Assistant Treasurer, a Sergeant-at-Arms, additional Vice Presidents) as may be elected in accordance with the provisions of this Article."

Article VII, Section 2, first two sentences, are hereby deleted and replaced with the following:

"Section 2. Election and Term of Office. The officers of the Association shall be elected for two (2) year terms by the Members at the regular annual meeting of the Members. The officers so elected by the Members shall be the same individuals who are elected as Trustees."

Article VII, Section 2 is further amended by the addition of the following to the end of the Section:

"The President, Secretary and two (2) Vice Presidents at Large shall be elected during even numbered years. The Treasurer, Vice President of Property Maintenance and one (1) Vice President at Large shall be elected in odd numbered years. Notwithstanding anything in these Bylaws to the contrary, however, odd year term officers shall be elected to a one (1) year term at the 1992 regular annual meeting of the Members."

Article VII, Section 5(A) is hereby added:

LAW OFFICES
BOWLINGBROOK & BOWLINGBROOK, P.A.
3000 WEST PARKING STREET
ROCHESTER PARK, N.J. 07070
(201) 666-0640

01/08/93

"(A). Vice President of Property Maintenance. The Vice President of Property Maintenance shall be responsible for the maintenance of the Common Elements, including the supervision of any contractors retained by the Association for maintenance services, and such other duties as from time to time may be assigned to him by the President or by the Board of Trustees."

Article VII, Section 5 (Treasurer) is renumbered Article VII, Section 5(B).

Article VIII, Section 7 is amended by the addition of the following after the first sentence:

"If any such default continues for more than one hundred eighty (180) days, such defaulting Member's voting privileges under these Bylaws shall be suspended until all defaults by such Member are cured. Such suspension shall be effective five (5) days after written notice of suspension of voting rights is given to such Member."

Article XIV, Section 1, first sentence, is hereby deleted and replaced with the following:

"Section 1. Amendments to Bylaws. Except as herein provided otherwise, these Bylaws may be modified, altered or amended by the affirmative vote of a Majority of the Board of Trustees or by the affirmative vote of a Majority of the Members, at any regular or special meeting of the Board of Trustees or of the Members, respectively, provided that no such modification, alteration or amendment may adversely affect the holders of mortgage liens on Unit(s)."

5. Except as expressly amended herein, the terms, covenants and conditions of the Master Deed, as amended by First Amendment to Master Deed, shall remain in full force and effect.

IN WITNESS WHEREOF, LLCOA has cause this Second Amendment to Master Deed to be executed the day and year first above written.

ATTEST:

LONGWOOD LAKE CABIN OWNERS
ASSOCIATION, INC.

*_____
Lynne Lieberman*
LYNNE LIEBERMAN, Secretary

BY: *Richard W. Leigh*
RICHARD W. LEIGH, President

LAW OFFICES
BOLLINGER & BOLLINGER, P.A.
305 WEST PASSAIC STREET
ROCHELLE PARK, N.J. 07644
(201) 966-0640

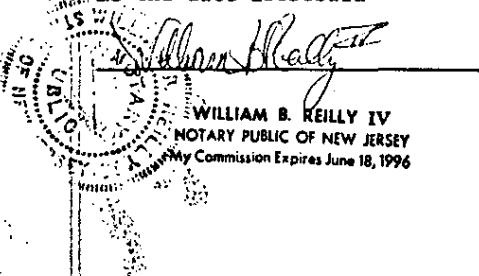
01/08/93

STATE OF New Jersey : SS:
COUNTY OF Hudson :

BE IT REMEMBERED, that on this 9 day of January,
January 1993, before me, the subscriber, William B. Reilly IV,
personally appeared LYNNE LIEBERMAN, who, being by me duly sworn
on her oath, deposes and makes proof to my satisfaction, that she
is the Secretary of LONGWOOD LAKE CABIN OWNERS ASSOCIATION, INC.,
the corporation named in the within instrument, that RICHARD W.
LEIGH is the President of said corporation; that the execution,
as well as the making of this instrument, has been duly
authorized by proper resolution of the Board of Trustees of said
corporation; and that said instrument was signed and delivered by
said President as and for the voluntary act and deed of said
corporation, in presence of deponent, who thereupon subscribed
her name thereto as attesting witness.

lynne lieberman
LYNNE LIEBERMAN, Secretary

Sworn to and subscribed before
me the date aforesaid



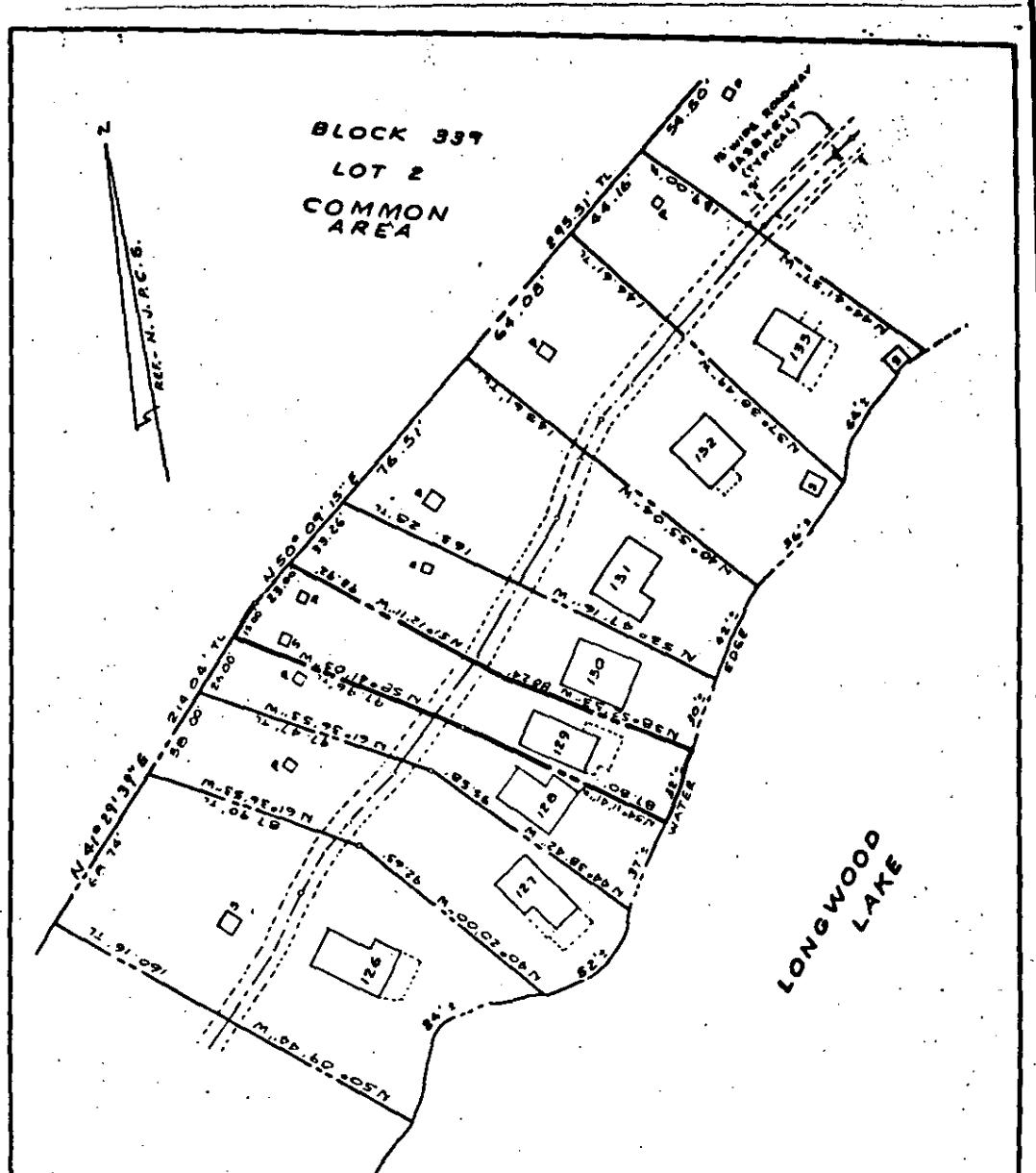
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JAN 12 1993 PM '93

ALFONSE M. SGRIBBO
MORRIS CO. CLERK

LAW OFFICES
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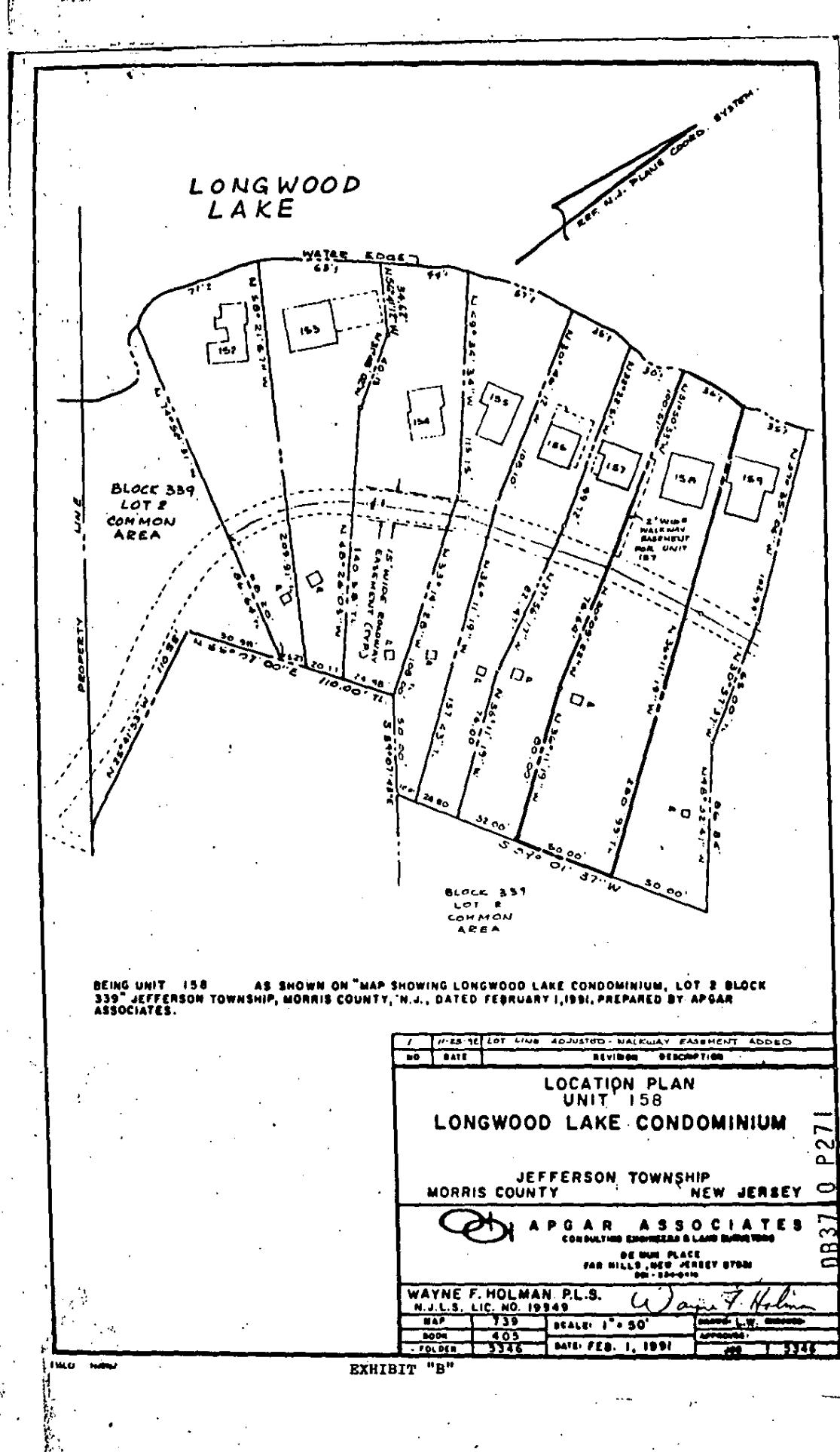


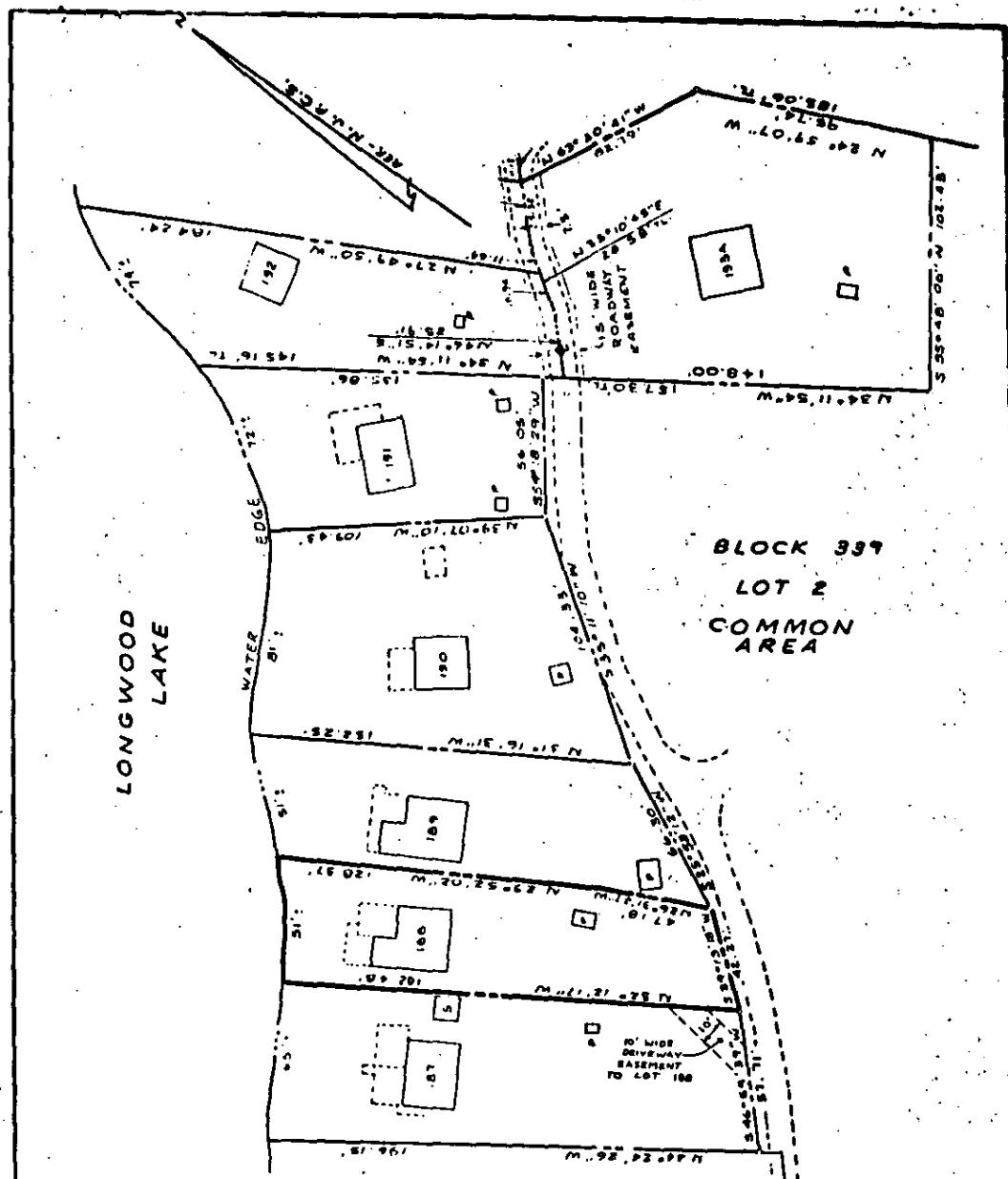
BEING UNIT 129 AS SHOWN ON "MAP SHOWING LONGWOOD LAKE CONDOMINIUM, LOT 2 BLOCK 339" JEFFERSON TOWNSHIP, MORRIS COUNTY, N.J., DATED FEBRUARY 1, 1991, PREPARED BY APGAR ASSOCIATES.

NO	DATE	REVISION	DESCRIPTION
LOCATION PLAN UNIT 129 LONGWOOD LAKE CONDOMINIUM			
JEFFERSON TOWNSHIP MORRIS COUNTY NEW JERSEY			
APGAR ASSOCIATES CONSULTING ENGINEERS & LAND SURVEYORS			
88 SUN PLACE PAR HILLS, NEW JERSEY 07054 DN-284-634			
WAYNE F. HOLMAN P.L.S. N.J.L.S. LIC. NO. 19949			
MAP	739	SCALE: 1" = 50'	DRAWN: L.W. DRAZED
BOOK	405		APPROVED:
FOLDER	5346	DATE: FEB. 1, 1991	JOB: 5346

EXHIBIT A

DB3710 P270





BEING UNIT 186 AS SHOWN ON "MAP SHOWING LONGWOOD LAKE CONDOMINIUM, LOT 2 BLOCK 339" JEFFERSON TOWNSHIP, MORRIS COUNTY, N.J., DATED FEBRUARY 1, 1991, PREPARED BY APGAR ASSOCIATES.

NO	10-21-92	ARD DRIVEWAY EASEMENT	
NO	DATE	REVISION	DESCRIPTION
LOCATION PLAN UNIT 186 LONGWOOD LAKE CONDOMINIUM			
JEFFERSON TOWNSHIP MORRIS COUNTY, NEW JERSEY			
APGAR ASSOCIATES CONSULTING ENGINEERS & LAND SURVEYORS DE MUN PLACE FAR MILLS, NEW JERSEY 07081 901-284-0416			
WAYNE F. HOLMAN P.L.S. <i>Wayne F. Holman</i> N.J.L.S. LIC. NO. 19949			
MAP	739	SCALE: 1" = 50'	OWNER: L.W. BROTHER
BOOK	405	DATE: FEB. 1, 1991	APPROVED:
FOLDER	5346	JOB	5346

EXHIBIT "C"

08370 P272