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DECLARATION OF COVENANTS AND RESTRICTIONS

FOR

THE VILLAGE GRANDE AT ENGLISH MILL

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DECLARATION OF COVENANTS AND RESTRICTIONS  
FOR  
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The Village Grande at English Mill
- EXHIBIT A-1 - Legal (Metes and Bounds) Description of Phase I
- EXHIBIT B - Subdivision Plat for The Village Grande at English Mill
- EXHIBIT B-1 - Phase I Plan
- EXHIBIT C - Certificate of Incorporation of The Village Grande at  
English Mill Homeowners Association, Inc.
- EXHIBIT D - By-Laws of The Village Grande at  
English Mill Homeowners Association, Inc.
- EXHIBIT E - Housing for Older Persons Act of 1995 Compliance  
Affidavit

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DECLARATION OF COVENANTS AND RESTRICTIONS

FOR

THE VILLAGE GRANDE AT ENGLISH MILL

THIS DECLARATION is made this 5<sup>th</sup> day of June, 2006, by D.R. Horton, Inc. - New Jersey, a Delaware corporation, having an office located at 20 Gibson Place, Freehold, New Jersey 07728 (hereinafter referred to as the "Developer").

WHEREAS, the Developer is the owner of the fee simple title to certain real property in the Township of Egg Harbor, County of Atlantic and State of New Jersey consisting of approximately 173.87 acres of land, being more particularly described by a metes and bounds description appended hereto as Exhibit "A" and more particularly shown on a plan entitled "Exhibit Plan for Phase I & Phase II, Village Grande at English Mill, Plate 33, Block 3301, Lots 9-11 & 18, Block 3302, Lots 10, 92-94, 96-101, Block 4001 Lots 2, 3, & 6, Egg Harbor Township, Atlantic County New Jersey" prepared by Consulting Engineer Services, Professional Engineers, Planners & Land Surveyors dated February 5, 2004 (the "Overall Plan"), appended hereto as Exhibit "B" (the "Entire Tract");

WHEREAS, the Developer intends, and reserves the right, but is not obligated to create thereon a planned unit development intended for occupancy by persons 55 years of age or older, which is intended to ultimately consist of up to three hundred ninety-seven (397) detached single family dwellings to be located on

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three hundred ninety-seven (397) residential lots (collectively, the "Homes") and certain Common Property, to be known as The Village Grande at English Mill (hereinafter the "Community") and as hereinafter defined; and

WHEREAS, in order to establish and preserve the character of The Village Grande at English Mill as a high quality adult community, the Developer is desirous of imposing a general scheme of restrictions covering said lands and premises of the Community for the protection and benefit of the Developer, its successors and assigns, the Community, and each and every owner of any and all portions thereof;

WHEREAS, the Developer proposes to develop the Property in two (2) phases (hereinafter "Phases");

WHEREAS, the first Phase ("Phase I") is intended to include or will include a total of two hundred fifty-three (253) Homes situated with Phase I of the Community, together with certain parking areas, driveways, walkways, clubhouse, two (2) swimming pools, two (2) tennis courts, a bocci court, an artificial putting green, circuit training path and other improvements more particularly described on Exhibit "A-1" and shown on the a plan entitled "Exhibit Plan for Phase I, Village Grande at English Mill, Plate 33, Block 3301, Lots 9-11 & 18, Block 3302, Lots 10, 92-94, 96-101, Block 4001 Lots 2, 3, & 6, Egg Harbor Township, Atlantic County New Jersey" prepared by Consulting Engineer Services, Professional Engineers, Planners & Land Surveyors dated February 5, 2004 (the "Phase I Plan"), appended hereto as Exhibit "B-1";



WHEREAS, the Developer can exercise its right to incorporate additional Sections into the Community by the recordation in the office of the Atlantic County Clerk of one or more Amendments and Supplements to this Declaration;

WHEREAS, the Developer has established or is about to establish The Village Grande at English Mill Homeowners Association, Inc., a New Jersey not-for-profit corporation, as the association assigned the power and authority to maintain and administer the Common Property and certain other portions of the Community, to administer and enforce the covenants and restrictions governing the Community, and to collect and disburse all assessments and charges necessary for such maintenance, administration, and enforcement, which are hereinafter more fully described;

WHEREAS, all Owners of Homes in the Community will automatically be members of the Association and be subject to this Declaration; the Certificate of Incorporation; and By-Laws and Rules and Regulations of the Association (the "Governing Documents");

NOW THEREFORE, Developer declares that all such portions of the Property described in Exhibit "A-1" and shown on Exhibit "B-1" aforesaid shall be held, transferred, sold, conveyed, leased, occupied, and used subject to the covenants, restrictions, conditions, easements, charges, assessments, obligations, and liens hereinafter set forth and to the provisions of the Governing Documents.

ARTICLE I

DEFINITIONS

1.01. General. The following words and terms, when used in this Declaration, the Certificate of Incorporation, the By-Laws and/or the Rules and Regulations shall have the following meanings, unless the context in which same are utilized clearly indicates otherwise.

1.02. "Affiliate" of the Developer shall mean and refer to any entity which controls, is controlled by, or is under common control with the Developer. An entity "controls" the Developer if the entity (i) is a general partner, officer, director, or employer of the Developer, (ii) directly or indirectly or acting in concert with one or more other entities, or through one or more subsidiaries, owns, controls, holds with power to vote, or holds proxies representing, more than twenty (20%) percent of the voting interest in the Developer, (iii) controls in any manner the election of a majority of the directors of the Developer, or (iv) has contributed more than twenty (20%) percent of the capital of the Developer. An entity "is controlled by" the Developer if the Developer (i) is a general partner, officer, director, or employer of the entity, (ii) directly or indirectly or acting in concert with one or more other entities, or through one or more subsidiaries, owns, controls, holds with power to vote, or holds proxies representing, more than twenty (20%) percent of the voting interest in the entity, (iii) controls in any manner the election of a majority of the directors of the entity, or (iv) has

contributed more than twenty (20%) percent of the capital of the entity. Control does not exist if the powers described in this section are held solely as security for an obligation and are not exercised.

1.03. "Amendment and Supplement" to the Declaration shall mean and refer to the documentary supplementation to this instrument permitted and required by Section 11.06 of this Declaration to be recorded in the Office of the Atlantic County Clerk in order to incorporate into the Community additional Homes and/or other improvements to be located in future Phases of the Community.

1.04. "Annual Common Expense Assessment" shall mean and refer to those assessments imposed upon the Owner(s) as described in Section 6.03 of this Declaration.

1.05. "Association" shall mean and refer to The Village Grande at English Mill Homeowners Association, Inc., a New Jersey not-for-profit corporation, its successors and assigns, which shall have the duties and powers established in the Governing Documents.

1.06. "Board" or "Board of Trustees" shall mean and refer to the Board of Trustees of the Association and any reference in the Governing Documents to any power, duty, right of approval or any other right of the Association shall be deemed to refer to the Board and not the Members of the Association, unless the context expressly indicates the contrary. In any reference herein to any power or duty, right of approval or any other right which may be delegated, "Board" shall mean the entity to which

such power or duty, right of approval or any other right has been delegated.

1.07. "By-Laws" shall mean and refer to the By-Laws of the Association, a copy of which is attached hereto as Exhibit "D", together with all future amendments and/or supplements thereto.

1.08. "Capital Improvement Common Expense Assessment" shall mean and refer to those assessments imposed upon the Owner(s) as described in Section 6.11 of this Declaration.

1.09. "Certificate of Incorporation" shall mean and refer to the Certificate of Incorporation of the Association, a copy of which is attached hereto as Exhibit "C", together with all future amendments and/or supplements thereto.

1.10. "Common Expenses" shall, subject to the provisions of Article VI hereof, mean and refer to all those expenses which are incurred or assessed by the Association in fulfilling its responsibilities.

1.11. "Common Property" shall mean and refer to the common lands and facilities to be provided within the Community for the use and enjoyment of all Owners in the Community, subject to such limitations and restrictions set forth herein and of record with the Atlantic County Clerk, which Common Property may but need not ultimately consist of the land within the Property on which the recreation facilities will be constructed, the landscaped grounds, sprinkler and irrigation system, drainage basin, parking areas, common driveways, common sidewalks and common open spaces interspersed throughout the Entire Tract.

1.12. "Declaration" shall mean and refer to this instrument together with all future amendments and supplements hereto which are recorded in the office of the Atlantic County Clerk.

1.13. "Developer" shall mean and refer to D.R. Horton, Inc. - New Jersey, a Delaware corporation, its successors and assigns, and includes any successor to the Developer contemplated by Article XI of this Declaration.

1.14. "Dwelling" shall mean and refer to the residential dwelling structure erected or to be erected upon a Lot and shall be deemed to include, mean and refer to any and all other improvements erected or to be erected upon a Lot and attendant and/or appurtenant to the residential dwelling structure as well as all other improvements erected within, upon, under, over and/or through a Lot, provided that none of the foregoing improvements, regardless of their location, have been established as Common Property pursuant to the express terms of this Declaration or are owned by a public or private utility entity and located within, upon, over or under a Lot by virtue of an easement declared for the benefit of such entity. When the term "Dwelling" is used, unless the context clearly indicates a contrary intent, it shall be deemed to refer to and mean solely the improvements erected or to be erected within, upon, under, over or through a Lot as aforesaid and shall not be deemed to refer to any other unimproved realty constituting the Lot.

1.15. "Eligible Mortgage Holder" shall mean and refer to any holder, insurer or guarantor of a First Mortgage which has

given written notice to the Association in the manner provided in Section 10.02 of this Declaration of its desire to have notice of those matters which are the subject of Sections 10.01 through 10.04 and 10.07 of this Declaration.

1.16. "Emergency Common Expense Assessment" shall mean and refer to those assessments imposed upon the Owner(s) as described in Section 6.09 of this Declaration.

1.17. "Entire Tract" shall mean and refer to the approximately 173.87 acres of land located in the Township of Egg Harbor, Atlantic County, New Jersey and more particularly described in Exhibit "A" attached hereto and made a part hereof.

1.18. "Fair Housing Act" shall mean and refer to Title VIII of the Civil Rights Act of 1968, as amended by the Fair Housing Amendments Act of 1988, the Housing for Older Persons Act of 1995 and any subsequent amendments thereto.

1.19. "55 or Over Housing" shall mean and refer to housing intended and operated for occupancy by at least one person 55 years of age or older per unit meeting the requirements of the Fair Housing Act (Section 807(b)(2)(C)) and the related regulations of the Department of Housing and Urban Development.

1.20. "First Mortgage" shall mean and refer to the first or paramount Mortgage, the lien of which encumbers a Home.

1.21. "Future Phases" shall mean and refer to the portions into which the Entire Tract shall be divided for the purposes of development but inclusive of designated lots; streets and roads; sewer, water, electric, gas and cable television

transmission facilities; landscaping; street signs; drainage facilities; directional signs and monuments.

1.22. "Governing Documents" shall mean and refer to this Declaration and its exhibits, which the Developer has recorded or will record in the Office of the Atlantic County Clerk; the Certificate of Incorporation; and By-Laws and Rules and Regulations of the Association as same may hereafter be amended or supplemented.

1.23. "Home" shall mean and refer to any Lot and the Dwelling constructed or to be constructed thereon together with any and all other improvements constructed or to be constructed on the Lot which are attendant and/or appurtenant to such Dwelling and that are not expressly declared to be part of the Common Property pursuant to the terms of this Declaration.

1.24. "Institutional Lender" shall mean any bank, mortgage banker, trust company, insurance company, savings and loan association, pension fund or other financial institution or governmental agency providing, acquiring, insuring, guaranteeing or proposing to provide, acquire, insure or guarantee Mortgages. It shall also mean and include the Federal National Mortgage Association (FNMA), the Veteran's Administration (VA), the Federal Home Loan Mortgage Corporation (FHLMC), and the Federal Housing Administration (FHA) and any other similar governmental or quasi-governmental entity that provides, acquires, insures or guarantees or proposes to provide, acquire, insure or guarantee Mortgages.

1.25. "Lease" shall mean any agreement for the leasing or rental of any Home located within the Entire Tract.

1.26. "Limited Common Expenses" shall mean Common Expenses, if any, for which some, but less than all, of the Owners are proportionately liable, including but not limited to those expenses which are declared to be Limited Common Expenses by the provisions of this Declaration or the By-Laws.

1.27. "Lot" shall mean and refer to a legally subdivided residential building lot established upon a portion of the Entire Tract by the filing of a subdivision plat in the Atlantic County Clerk's Office. When the term "Lot" is used, unless the context clearly indicates a contrary intent, it shall be deemed to refer to and mean solely the unimproved land and shall not be deemed to refer to or mean the Dwelling erected or to be erected thereon and/or any other attendant and/or appurtenant improvements erected or to be erected thereon.

1.28. "Member" shall mean all those Owners who are members of the Association as provided in Article V of the Certificate of Incorporation.

1.29. "Member in Good Standing" shall mean and refer to any Member who has, at least thirty (30) days prior to the date fixed for any meeting, vote, or other Association action, fully paid all installments due for Common Expense Assessments made or levied against him and his Home by the Board, together with all interest, costs, attorneys' fees, penalties and other expenses, if any, chargeable to him and to his Home.



1.30. "Miscellaneous Assessments" shall mean and refer to those assessments imposed upon the Owner(s) as described in Section 6.15 of this Declaration.

1.31. "Mortgage" shall mean and refer to the duly recorded instrument and underlying obligation giving rise to a mortgage lien upon any Home.

1.32. "Mortgage Holder" shall mean and refer to the holder of record of a Mortgage or one who insures or guarantees any Permitted Mortgage.

1.33. "Owner" shall mean and refer to those persons or entities in whom record fee simple title to any Home is vested as shown in the records of the Office of the Atlantic County Clerk, including the Developer, unless the context expressly indicates otherwise, but, despite any applicable theory of mortgage, shall not mean or refer to any mortgagee or trustee under a deed of trust unless and until such mortgagee or trustee has acquired title to any such Home pursuant to foreclosure proceedings or any proceeding in lieu of foreclosure, nor shall the term "Owner" refer to any lessee or tenant of an "Owner".

1.34. "Permitted Mortgage" shall mean and refer to any Mortgage that is held by an Institutional Lender or which is a purchase money First Mortgage held by the Developer or by the Seller of a Home. It shall also include any other Mortgage, the lien of which, by the express terms of the Mortgage, is subordinate to any and all existing or future Common Expense liens imposed against a Home by the Association. Any construction, permanent or other mortgage placed or assumed by

the Developer and encumbering all or any portion of the Property, including any individual Home, shall also be deemed a Permitted Mortgage, so long as same is expressly made subordinate to the Governing Documents and provides a mechanism for securing partial releases of individual Homes.

1.35. "Permitted Resident" shall mean and refer to any Owner or tenant, together with all family members of such Owner or tenant, and other persons permanently residing with such Owner or tenant but only if (i) all such persons have complied with all of the procedures, restrictions, rules, regulations, by-laws, covenants and conditions, both procedural and substantive, intended to enable the Developer and the Association to maintain the Community's character as "55 or Over Housing" for older persons; and (ii) no child under the age of 19 is residing or is intended to reside with such member or tenant.

1.36. "Property" shall mean and refer to the land and premises described and shown in Exhibits "A" and "B" respectively, together with land and premises shown on any final subdivision plats within the Entire Tract which may hereafter be lawfully subjected to the provisions of this Declaration or by any Amendment and Supplement hereto, pursuant to Section 2.02 hereof.

1.37. "Remedial Common Expense Assessment" shall mean and refer to those assessments imposed upon the Owner(s) as described in Section 6.14 of this Declaration.

1.38. "Rules and Regulations" shall mean and refer to those rules and regulations of the Association to be promulgated,

adopted, and published by the Association, together with all amendments or supplements thereto.

1.39. "Section" shall mean and refer to a portion of the Property within the Entire Tract or Property which the Developer has determined to develop as an independent legal phase and which has been established by the recordation of the Declaration or an Amendment and Supplement to the Declaration.

1.40. "Special Common Expense Assessments" shall mean and refer to those assessments imposed upon the Owner(s) as described in Section 6.10 of this Declaration.

## ARTICLE II

### GENERAL DESCRIPTION OF THE ENTIRE TRACT

2.01. The Entire Tract. The Entire Tract includes the lands described in Exhibit "A" aforesaid consisting of approximately 173.87 acres, as shown on Exhibit "B" of the Declaration, and any Future Section(s) to be subjected to the Declaration at the sole discretion of the Developer. The Entire Tract is located on Mill Road (County Route 662) in the Township of Egg Harbor, Atlantic County, New Jersey, and is planned to ultimately include a total of up to three hundred ninety-seven (397) Homes.

Phase I encompasses approximately 93.18 acres and is located in the southwestern portion of the Entire Tract. Two hundred fifty-three (253) Homes are planned to be constructed in Phase I. Recreational facilities planned for Phase I will include an approximately 10,000 square foot clubhouse with an

indoor lap pool, two tennis courts, one outdoor swimming pool, one (1) artificial putting green, and one (1) bocci ball court.

2.02. Procedure For Making Additional Phases and Homes Subject To The Declaration. The Developer may make additional Sections, Homes and other attendant site improvements within the Entire Tract subject to the Declaration by recording an Amendment and Supplement to the Declaration in the Atlantic County Clerk's office, pursuant to Section 11.06 of this Declaration. Such Amendment and Supplement may contain such complementary or supplemental additions and modifications of the covenants and restrictions contained in this Declaration and such other complementary and supplemental provisions as the Developer deems necessary.

### ARTICLE III

#### PROPERTY SUBJECT TO THIS DECLARATION

3.01. The Community. Upon the recordation of this Declaration, the Community shall consist of all of the unimproved land legally described and graphically depicted, respectively, in Exhibits "A" and "B" hereof, consisting of approximately 173.87 acres, along with all improvements now in existence or hereafter constructed upon that portion of the aforesaid land identified as Phase I, as legally described on Exhibit "A-1" and/or graphically depicted on Exhibit "B-1", which property shall be held, transferred, sold, conveyed, leased and occupied subject to this Declaration and all amendments or supplements thereto.

3.02.Submission of Other Improvements. The Developer hereby reserves the right, without obligating itself, to develop all or less than all of the Entire Tract not within Phase I by constructing thereon additional Homes along with attendant site improvements and to incorporate such additional improvements as part of the Community as one or more Sections of same, such full development, as presently proposed, being graphically depicted on Exhibit "B". The incorporation of the aforesaid additional Homes and other improvements as part of the Community shall be by the recording of one or more Amendments and Supplements to this Declaration in the Atlantic County Clerk's Office pursuant to Sections 2.02 and 11.06 of this Declaration. All Homes and other improvements incorporated as herein provided as part of the Community shall be deemed a part of the Community and all references to the Community in this Declaration, the Certificate of Incorporation and/or the By-Laws shall be understood to include such Homes and other improvements once same are incorporated.

The right, but not the obligation, of the Developer to subject to this Declaration additional improvements within the Community by way of an Amendment and Supplement to the Declaration duly recorded in the Office of the Atlantic County Clerk shall be without need for or obligation to obtain the consent of the Association, any Home Owner, Eligible or Permitted Mortgage Holder, Institutional Lender, or any other party.

3.03.Title to Common Property. Developer may retain the legal title to the whole or portions of the Common Property until

such time as it has completed initial improvements thereon and until such time as, in the sole judgment of the Developer, the Association is able to satisfactorily maintain same. In spite of anything to the contrary in this Section 3.03, the Developer will convey legal title to the Common Property to the Association by preparing and recording the Deed to the Common Property and transmitting same to the Association.

#### ARTICLE IV

##### DESCRIPTION OF HOMES AND RESPONSIBILITIES OF OWNERS

4.01. Description of Homes. The approximate dimensions, areas and locations of all of the Homes within Phase I of the Entire Tract are shown graphically on Exhibit "B-1" hereto as same may be amended and supplemented by Amendments and Supplements to the Declaration.

4.02. Owner's Covenant. Every owner, by the acceptance of a deed for a Home or by acceptance of title to a Home as a devisee or heir, covenants to every other Owner, and the Association that he will not permit his Home (the Lot, the Dwelling and any other Lot improvements) to be maintained other than in a first-class state of repair and in a neat, safe and attractive condition. The foregoing covenant shall not be deemed to transfer any responsibilities relative to the Home that are expressly made the obligation of the Association pursuant to the Governing Documents.

4.03. Owner's Responsibilities. In addition to such other duties, responsibilities and obligations charged to an

Owner by the Governing Documents, each Owner shall be responsible for and shall promptly perform and/or furnish, at his own expense, all of the cleaning, maintenance, repairs and replacements for his Home (i.e. the Lot, the Dwelling and other Lot improvements) other than those which are made the express responsibility of the Association pursuant to Section 6.07 of this Article VI. Owners shall discharge this responsibility promptly, consistently and in such a manner as is consistent with the covenant in Section 4.03 of this Article IV.

An Owner's responsibilities shall include, by way of example but not by way of limitation, the following:

- A. all cleaning, painting and/or staining, maintenance, repair and/or replacement of the Dwelling or portions thereof, interior and exterior, including, but not limited to, the siding, windows, doors, balconies, patios, porches, stoops, steps, roofs, chimneys, flues, etc.;
- B. all cleaning, painting and/or staining, maintenance, repair and/or replacement of any improvements in addition to the Dwelling that are established within the Lot, including, but not limited to, sidewalks, walkways and driveways;
- C. snow clearing from any surface within the Lot other than from the driveway and walkway originally established by the Developer within the Lot and serving the Home which shall be the responsibility of the

Association pursuant to Section 6.07 of Article VI of this Declaration;

- D. cleaning, clearing, maintenance, repair and replacement of any utility lateral (water, sewer, gas or other) located in, upon, over, under or through his Lot or Dwelling and serving his Home, provided any or all of the foregoing responsibilities are not expressly made the responsibility of the private or governmental utility entity providing the service in question; and
- E. landscaping, grounds maintenance and lawn care for all portions of his Lot other than maintenance of the lawn and landscaping installed and provided by the Developer (see also Section 9.01AA), which is made the responsibility of the Association pursuant to Section 6.07 of Article VI. Further, Owners are responsible for any planting beds directly adjacent to their Homes on their Lots.

An Owner's responsibility for cleaning, painting and/or staining, maintenance, repair, replacement and snow clearing for his Home as aforesaid is hereby expressly declared to include an obligation: (i) to effectuate such cleaning, painting and/or staining, maintenance, repair, replacement and snow clearing in such a manner as to maintain architectural, visual and aesthetic harmony amongst the Homes; (ii) to utilize materials of a quality at least equivalent to the quality of those materials being maintained, repaired or replaced; and (iii) to have all such cleaning, painting and/or staining, maintenance, repair,



replacement and snow clearing effectuated in a good and workmanlike manner, in accordance with all applicable laws and in such a manner as to minimize inconvenience to the Association and to other Owners. The Board of Trustees of the Association is empowered to promulgate, adopt, publish, amend and enforce such Rules and Regulations as it, in its sole and absolute discretion, deems appropriate relative to the obligations of an Owner pursuant to this Section 4.03, including, but not limited to, Rules and Regulation specifying: (a) procedures for pre-approval of materials, styles, colors, designs, etc.; and (b) schedules of frequency and standards for cleaning, painting and/or staining, maintaining, repairing, replacing and snow clearing.

#### ARTICLE V

##### MEMBERSHIP AND VOTING RIGHTS IN THE ASSOCIATION

5.01. Membership. The Membership of the Association shall be comprised of two classes:

- (a) Members: Every Owner of a Home other than Developer, whose Home is located within the Entire Tract, shall be a Member of the Association.
- (b) Developer: For so long as Developer owns Lots within the Entire Tract, Developer shall be a member of the Association.

#### ARTICLE VI

##### ASSESSMENTS

6.01. Covenant to Pay Assessments. Every Member, by acceptance of a deed or other conveyance of a Home, whether or

not it shall be so expressed in any such deed or other conveyance, shall be deemed to covenant and agree to pay to the Association all Assessments and all fines and other charges contemplated by this Declaration or the By-Laws.

Each such assessment, together with interest thereon, late charges, and cost of collection thereof (including reasonable attorneys' fees) shall be a continuing lien upon the Home against which each such assessment is made and shall also be the personal obligation of the Owner(s) of such Home at the time when the assessment fell due.

6.02. Liability for Assessments. Each Owner shall be obligated to pay Common Expense Assessments, which are understood to be payments for necessities, for the maintenance of the Common Property and such other Special Assessments or Emergency Assessments pertaining to the Common Property as may be imposed by the Board of Trustees. These assessments regardless of type, together with any charges, interest, and costs of collection, including reasonable attorney's fees, shall be a charge and shall constitute a continuing lien upon the Home against which such Assessment is levied, and the personal obligation of the Owner(s) of the Home at the time the Assessment falls due. In the case of joint ownership, all co-owners shall be jointly and severally liable. Further, the municipality shall have a continuing lien against each Home for its pro rata share of all real estate taxes due and payable to the municipality for real estate taxes assessed against the Common Property. Such lien shall be apportioned equally among all Homes and shall be enforceable by

the municipality in the manner provided by law with respect to the real estate taxes assessed directly against each Home. No Owner may waive or otherwise avoid liability for Common Expenses by non-use of the Common Property. Liens for unpaid Common Expense Assessments may be foreclosed by suit brought in the name of the Association in the same manner as would a foreclosure of a mortgage on real property. Suit to recover a money judgment for unpaid assessments, fines or other charges (to the extent fines or other charges are deemed valid under applicable law) may be maintained without waiving the lien securing same.

6.03. Due Dates of Annual Common Expense Assessment.

Annual Common Expense Assessments shall be made for a yearly period to be determined by the Board of Trustees and shall be payable in advance in monthly installments due upon the first day of each month or in such other installments and upon such other due dates as it may establish. Except as otherwise provided by Section 6.02, upon the conveyance of title to a Home, the portion of the then current Annual Common Expense Assessment payable by the new Owner shall be an amount which bears the same relationship to the Annual Common Expense Assessment as the remaining number of months in the then current annual assessment period bears to twelve. Such first annual assessment or portion thereof for which a new Owner is liable shall be immediately due upon the acquisition of title by the purchaser.

6.04. Annual Common Expense Assessment Not Made. After the Developer turns over control of the Board to Owners, if an Annual Common Expense Assessment is not made as required, an

assessment shall be presumed to have been made in the amount of the last prior year's assessment. Installments of such presumed annual assessments shall be due upon the same installment payment dates as the prior year's installments until a new Annual Common Expense Assessment is made.

6.05. Annual Common Expense Assessments. It shall be an affirmative and perpetual obligation of the Board of Trustees to fix Annual Common Expense Assessments in an amount at least sufficient to maintain and operate the Common Property, to maintain improvements which the Association is obligated to so maintain, to pay all taxes on the Common Property, and to place and maintain in full force and effect all of the insurance coverage provided for herein and in the By-Laws. The amount of monies for Common Expenses of the Association deemed necessary by the Board of Trustees and the manner of their expenditure shall be determined in the sole discretion of the Board of Trustees.

6.06. Notice of Annual Common Expense Assessments. At least fifteen (15) days in advance of the due date of the first Annual Common Expense Assessment installment for each fiscal year, the Board of Trustees shall cause to be prepared a list of the Homes and the Annual Common Expense Assessments applicable to each according to the names of the Owners. This list shall be kept in the office of the Association or its managing agent and shall be open to inspection upon the request of any Owner. Written notice of the Annual Common Expense Assessments shall be sent by mail or delivered to every Owner, as more particularly described in Article VII of the By-Laws.

6.07.Use of Annual Common Expense Assessments. The Board of Trustees may do all that it is legally entitled to do and shall be obligated to discharge its duties including, but not limited to, those set forth at Article VI of the By-Laws of the Association, which appear as Exhibit "D" to this Declaration. The responsibilities of the Association shall include arrangements for the maintenance and/or repair of the drainage and detention or retention facilities established within the Common Property.

In furtherance of discharging its obligations, the Annual Common Expense Assessments levied by the Board of Trustees shall be used exclusively for promoting the health, safety, pleasure and welfare of the Members of the Association, including, but without limitation, expenditures, maintenance, replacement and repair for the following: security; Clubhouse; recreation area lighting and refuse collection; snow clearing from parking areas, driveways and walkways, including snow clearing from the sidewalks, walkways to the front door and driveways within the Lots and serving a particular Home exclusively; maintenance of Developer-installed lawn and landscaping within the Lots; landscaping of unimproved Common Property; maintenance, repair and replacement of the Common Property or any other improvements on the Property, including parking areas; payment of applicable common taxes and insurance premiums; all costs and expenses incidental to the operation and administration of the Association; and such other items as may from time to time be deemed appropriate by the Board of Trustees provided that the

Annual Common Expense Assessments shall not be used for new capital improvements subject to Section 6.12 of this Declaration.

6.08. Allocation of Common Expenses; Obligations of the Developer.

A. Allocation: The Common Expense Assessments shall be allocated among all Homes for which an initial Certificate of Occupancy has been issued.

B. Obligations of the Developer: Until the conveyance of title to the first Home, the Developer shall be solely responsible for all Common Expenses. Following the first conveyance, the Owners of Homes to whom title has been conveyed shall be responsible for payment of Common Expenses assessed against their Homes. The Developer shall not be responsible for payment of any Common Expenses assessed against Homes owned by it for which an initial Certificate of Occupancy has been issued. The Developer shall also not be responsible for the payment of any costs associated with the Common Property within any Phase which has been subjected to the Declaration by the recordation of an Amendment and Supplement. The obligation of the Developer under this section is subject to the Developer's responsibility, if any, under N.J.A.C. 5:26-8.6(b).

6.09. Emergency Common Expense Assessment. In the event the Annual Common Expense Assessment proves to be insufficient to cover the cost of an immediate need or emergency, the Board of Trustees of the Association may amend the budget and assessment and impose an Emergency Common Expense Assessment. The determination of an immediate need or emergency shall be in the

sole and absolute discretion of the Board of Trustees of the Association. Within thirty (30) days of any Emergency Common Expense Assessment the Board shall memorialize, by written resolution, the factual basis for the Emergency Common Expense Assessment.

6.10. Special Common Expense Assessment. In addition to the other assessments authorized herein, in any assessment year after title to the last Home in the Community has been conveyed by the Developer, the Board of Trustees may levy a Special Common Expense Assessment to defray in whole or in part the cost of any unexpected reconstruction, repair or replacement of an existing capital improvement to the Common Property not determined by the Board of Trustees to constitute an emergent or immediate need, but for which funds held in reserve are inadequate, or for any other lawful purpose.

6.11. Special Assessments for Damages, Violations and Failures of Owners. If any Owner or his guest, tenant, invitee, occupant or household pet causes damage to the Common Property which necessitates repair thereto or fails to maintain anything for which maintenance is his responsibility, or if the Association is required to expend monies to remedy any violations of the covenants and restrictions herein stated or in the published Rules and Regulations of the Association, then the Board of Trustees may impose a Special Assessment upon the Owner involved for the cost of performing such repairs or maintenance or for remedying such violations, including reasonable attorney's fees, as the case may be. Such Special Assessment shall

constitute a lien against any Home owned by such Owner, but such Special Assessment in question shall not be imposed without at least ten (10) days prior written notice to the affected Owner and an opportunity for the affected Owner to be heard at a meeting of the Board of Trustees.

6.12. Capital Improvement Common Expense Assessment. In addition to the other assessments herein authorized, the Board of Trustees may levy, in any assessment year after title to the last Home in the Community has been conveyed by the Developer, a Capital Improvement Common Expense Assessment for the purpose of acquiring real or personal property or constructing a new capital improvement; provided, however, that such an assessment cannot be made against the Developer without its written consent. If, during any assessment year, a Capital Improvement Common Expense Assessment, together with all other Capital Improvement Common Expense Assessments for the assessment year, exceeds in the aggregate the sum of \$25,000.00 increased by the percentage of increase in the Consumer Price Index for all Urban Consumers since 2004, it shall receive the assent of two thirds (2/3) in interest of the affected Members in Good Standing. This vote shall be taken at a meeting duly called for this purpose. Written notice of such a meeting, stating the purpose of the meeting, shall be sent to all Owners not less than thirty (30) days in advance. The due date(s) of any Capital Improvement Common Expense Assessment, or any installment(s) thereof, shall be fixed in the resolution authorizing the Capital Improvement Common Expense Assessment.



6.13. Exemption from Capital Improvement Common Expense Assessments. Despite anything to the contrary herein, neither the Developer nor any holder of a Permitted Mortgage shall be required to pay any assessments for capital improvements, whether by way of regular, special, capital improvement or any other assessment. This provision may not be amended without the written consent of Developer and every holder of a Permitted Mortgage.

6.14. Remedial Common Expense Assessment. In addition to the other assessments herein authorized, the Board of Trustees of the Association may levy a Remedial Common Expense Assessment against any individual Member whenever required or permitted to do so by any of the provisions of this Declaration, the By-Laws or the Rules and Regulations expressly authorizing such a Remedial Common Expense Assessment. The Board may also provide, by its Rules and Regulations, for ordinary maintenance and minor repairs and replacements to be furnished to Homes by Association personnel or representatives and charged as a Remedial Common Expense Assessment. The Board may impose Remedial Common Expense Assessments only to the extent that same are required to perform repairs and replacements to Homes in order to bring them into conformity with all applicable governmental standards or to protect the value of the Community.

6.15. Additional Common Expense Assessment for Real Estate Taxes Assessed on a Bulk Basis. Despite anything contained in any Mortgage encumbering any Home, until such time as the Township of Egg Harbor assesses and bills Homes

individually for real estate taxes, the Board shall assess against each Home and collect from all Owners such amounts as may be necessary to pay any real estate taxes estimated or assessed against the Property as a whole. These amounts shall be levied by the Board as an additional Common Expense Assessment and shall be apportioned equally among all Homes with such frequency as the Board, in its sole and absolute discretion, deems necessary to pay such real estate tax estimates or assessments in a timely fashion.

6.16. Miscellaneous Assessments. Any and all fines, late charges, costs of collection (including reasonable attorneys' fees), interest on unpaid assessments, capital contributions, membership fees, escrow deposits or other sums required to be paid to the Association by an Owner pursuant to the provisions of the Governing Documents or duly adopted resolution of the Board of Trustees shall be deemed Common Expense Assessments which each Owner has covenanted for and agreed to pay according to the provisions of Section 6.01 and for which each Owner is liable according to the provisions of Section 6.02 and shall be collectible by the Association in the same manner as other Common Expense Assessments pursuant to the provisions hereof.

6.17. Certificate of Payment. The Association shall, within ten (10) days after receipt of the written request of any Owner, Purchaser of any Home or Mortgage Holder for any Home furnish to such Owner, Purchaser or Mortgage Holder, a certificate, in writing and signed by an officer of the

Association, setting forth whether or not such assessment, fine or other charge, which would constitute a continuing lien against the Home pursuant to Section 6.02, has been paid. Except as to an Owner requesting such a certificate for a Home that he owns, such certificate shall constitute conclusive evidence of the payment of any assessment(s) therein stated to have been paid.

6.18.Interest in Common Surplus. Any common surplus of the Association resulting from an excess of income over expenses may be allocated among the Members in the same manner as those expenses were assessed or the Board may, in its sole discretion, carry the surplus into the following fiscal year.

Any common surplus of the Association resulting from the distribution of proceeds of liquidation of assets of the Association shall be allocated among the members of the Association, including the Developer, according to their relative proportionate interests subject to an adjustment to reflect an appropriate credit for any initial contribution to working capital, if applicable, in accordance with general accounting principles.

6.19.Limitations on Developer. While the Developer maintains a majority on the Board of Trustees, it shall make no additions, alterations, improvements or purchases not contemplated in the Public Offering Statement which would necessitate a Special Common Expense Assessment or a substantial increase in the Annual Common Expense Assessment installments unless required by a governmental agency, title insurance company, Institutional Lender or in the event of an emergency.

6.20. Limitations on Association. Until such time as the Developer has conveyed title to the last Home in the Community to an individual Owner, the Association shall not take any action to increase the Annual Common Expense Assessments, or impose any Special, Emergency, Capital Improvement, or Remedial Common Expense Assessment, or any other Assessment under this Article VI without the prior written consent of the Developer.

## ARTICLE VII

### EASEMENTS

7.01. Owner Easements. Every Owner, his successors and assigns, shall have the following perpetual easements with respect to the Property, which shall be for the benefit of all owners, leasees and occupants of Homes in the Entire Tract, their licensees and their invitees:

- A. An exclusive easement for the existence and continuance of any encroachment by his Home upon any portion of the Property of an adjacent Home, now existing or which may come into existence hereafter as a result of construction, reconstruction, repair, shifting, settlement or movement of any portion of a Home, or as a result of condemnation or eminent domain proceedings, so that any such encroachment may remain undisturbed so long as the Home stands;
- B. An exclusive easement in, upon, under, over, across and through the adjacent Lot for the

installation, maintenance and repair of any improvements to the Home as a result of the location of the Dwelling on the lot line of the adjacent Lot.

- C. A non-exclusive easement for ingress to and egress from his Home in, upon, under, over, across and through the Common Property;
- D. A perpetual and non-exclusive easement for access to and enjoyment of any facilities which may be constructed on the Common Property subject to such restrictions and/or limitations established herein or by the Board of Trustees, provided, however, that the use of such easement may be denied by the Board during any period when the Owner's membership in the Association is deemed not to be in good standing.

7.02. Developer's Easements. The Developer, its successors and assigns, shall have the following easements with respect to the Property:

- A. A blanket and non-exclusive easement in, upon, over, through, under and across the Property for the construction, installation, maintenance and repair of any improvement to the Property; for ingress and egress for the use of all roadways, drives, driveways, walkways and parking areas; and for the utilization of existing and future model Homes for sales promotion and exhibition, until

the expiration of two (2) years from the date on which the last Home is sold and conveyed in the normal course of business, but in no event more than fifteen (15) years from the date this Declaration is recorded. In addition, the Developer hereby reserves the irrevocable right to enter into, upon, over or under any Home for such purposes as may be reasonable and necessary for the Developer or its agents to service any Home or any part of a Home, provided that requests for entry are made in advance and that such entry is at a time reasonably convenient to the Owner. In case of an emergency, such right of entry shall be immediate whether or not the Owner is present at the time;

- B. A perpetual, blanket and non-exclusive easement in, upon, over, under, across and through the Property for surface water runoff and drainage caused by natural forces and elements, grading or other improvements located upon the Property. No individual Owner shall directly or indirectly interfere with or alter the drainage and runoff patterns and systems within the Property; and
- C. A specific easement in favor of the Developer, its successor and assigns, its agents, servants and licensees, for purposes incidental to the development and the construction and marketing of

the Entire Tract including, but not limited to the repair and maintenance of drainage improvements and utility systems serving the Entire Tract. Said easement shall be in favor of the Developer, its successors and assigns; provided, however, that such easement shall expire two (2) years after the Developer, in the ordinary course of business, conveys the last Home in the Community to an individual or entity other than Developer.

7.03. Association Easements. The Common Property shall also be subject to the following perpetual easements for the benefit of the Association:

- A. An exclusive easement for the maintenance of the Common Property, lawn maintenance for individual Homes, and snow clearing from Developer installed walkways, sidewalks and driveways on the Lots; and
- B. The Board of Trustees or any manager or managing agent, or their respective agents or employees, shall have the perpetual and non-exclusive right of access to each Home: (i) to inspect same in connection with the performance of its responsibilities under the Governing Documents but only when necessary to protect other Homes or the Common Property, (ii) to remedy any violations of law and/or the provisions of the Governing Documents, and (iii) to perform any operations required in connection with the maintenance,

repair and/or replacement of or to the Common Property or any equipment, facilities or fixtures affecting or serving other Home(s) or the Common Property provided that a request for entry is made in advance and that any such entry is at a time reasonably convenient to the Owner. In case of an emergency, such right of entry shall be immediate, whether the Owner is notified in advance or present at the time.

7.04. Permitted Mortgage Holder Easements. Any holder of a Permitted Mortgage, its officers, agents and employees, shall have a blanket, perpetual and non-exclusive easement to enter the Entire Tract and to inspect the condition of the Common Property or Homes encumbered by a mortgage owned by it. This right shall be exercised only during reasonable daylight hours and then, whenever practicable, only after advance written notice to and with the permission of the Board of Trustees and the Owner(s) in question.

7.05. Municipal Easements. The Property is subject to a blanket, perpetual and nonexclusive easement of unobstructed ingress to and egress from, access to and travel within, upon, over, under, across and through the Community to the Township of Egg Harbor, its respective officers, agents and employees (but not the public in general), and all police, fire and ambulance personnel in the proper performance of their respective duties (including but not limited to emergency or other necessary maintenance, repair and/or replacement to a Home which the Owner



has failed to perform); for emergency or other necessary maintenance, repair and/or replacement of the Common Property which the Association has failed to perform. Except in the event of emergencies, the rights accompanying the easements provided for herein shall be exercised only during reasonable daylight hours and then, whenever practicable, only after advance notice to and with permission of the Owner(s) directly affected thereby.

7.06.Utility Easements. The Property is subject to a blanket, perpetual and non-exclusive easement of unobstructed ingress to and egress from, access to and travel within, upon, over, under, across and through the Property for the purpose of reading, servicing or repairing utility lines and to do everything and anything else necessary in order to properly maintain and furnish utility service to the Entire Tract, which easement shall be for the benefit of any duly authorized governmental agency, utility company or other entity furnishing utility service, including those providing master cable, television or electronic security service to the Property.

7.07.Easements of Record. The Property shall be subject to all easements of record and as may be shown on the recorded subdivision plat.

#### ARTICLE VIII

##### ADMINISTRATION AND POWERS OF ATTORNEY

8.01.Administration. The administration of the Entire Tract shall be by the Association in accordance with the provisions of the New Jersey Non-Profit Corporation Act, N.J.S.A.

15:1-1, et seq., the Governing Documents, and any other agreements, documents, amendments or supplements to the foregoing which may be duly adopted or subsequently required by any Institutional Lender designated by the Developer or by any governmental or quasi-governmental agency having regulatory jurisdiction over the Entire Tract or by any title insurance company selected by Developer to insure title to the Entire Tract.

8.02. Developer's Power of Attorney. The Developer hereby reserves for itself, its successors and assigns, until the Developer conveys title to the last Home within the Entire Tract, the right to execute on behalf of all contract purchasers, Owners, mortgagees, other lienholders or parties claiming a legal or equitable interest in any portion of the Entire Tract, any agreements, documents, amendments or supplements to the Governing Documents which may be required as follows:

- (a) Appointment. By acceptance of a deed to any Home or by the acceptance of any other legal or equitable interest in the Property, each and every contract purchaser, Owner, mortgagee, or other lienholder or party having a legal or equitable interest in the Property does automatically and irrevocably name, constitute, appoint and confirm Developer, its successors and assigns, as attorney-in-fact for the purpose of executing such agreements, instruments, amendments or supplements to this Declaration or any other Governing

Documents, and other instrument(s) necessary to effect the foregoing, together with any Amendment and Supplement to the Declaration contemplated by Section 2.02 hereof, subject to the limitations set forth herein.

Under Article VIII of the Declaration, the Developer and the Association are given the right to amend the Governing Documents, without the consent of the Owners, under certain circumstances. This right is called a power of attorney and is granted to the Developer and the Association by each Owner when he accepts the deed to his Home. This power of attorney may only be exercised if an amendment is required (i) by law or any governmental agency; (ii) by any title insurance company insuring any portion of the Community at the Developer's request; and (iii) by any Eligible Mortgage Holder providing mortgage loans to Owners. However, the written consent of an affected Owner must be obtained first if the amendment increases the financial obligations of an Owner or reserves special or additional privileges for the Developer. The Developer has the right to exercise this power until the last Home is sold; thereafter, this power of attorney can only be exercised by the Association.

Developer may use the rights set forth and granted in this Paragraph 8 to effectuate the following changes, enumerated by way of description and not limitation:

- (i) Change Homes. Before the closing of title on any Home affected, the Developer may amend and supplement the Declaration to

alter or fix the location, configuration, shape and size thereof.

- (ii) Easements. To grant, add to or alter the location, size or purpose of easements and lands for utilities, roads, access, ingress or egress, drainage or financing purposes; or to convey or assign such easements to the appropriate governmental authority, utility agency or company, title insurance company or as otherwise set forth in this Declaration.
- (iii) Use of Easements. To permit the Developer, its agents, Affiliates, employees or subcontractors to utilize easements, roads, drainage facilities, utility lines and the like within or servicing the Community.
- (iv) Surrender of Developer's Rights. To surrender or modify the Developer's rights in favor of the Homeowners or Association, or their respective mortgagees.
- (v) Technical Changes. To correct, supplement or provide technical changes to the Declaration, By-Laws or other documents that create or implement the creation of the Community or Association.

- (vi) Miscellaneous Changes. To amend the Declaration, By-Laws or other documents that create or implement the creation of the Declaration or the Association to qualify the Community for programs and requirements of the secondary mortgage market and lenders in same, such as the Federal National Mortgage Association, Federal Home Loan Mortgage Corporation or any other similar secondary mortgage lender; or as required by governmental or quasi-governmental agencies with regulatory jurisdiction over the Community; by any title insurance company insuring title to a Home; or to comply with a court order or decree.
- (vii) Changes Prohibited. The Developer is not permitted to cast votes held by it for unsold lots, parcels, Homes (finished and unfinished) or interests for the purpose of amending the Declaration, By-Laws or any other document to change the permitted use of a lot, parcel, Home or interest, or for the purpose of reducing the Common Property or facilities dedicated to the Community. This provision is not intended to interfere with the Developer's ability

to make such changes to the site plan, materials, etc., as it deems necessary provided said changes are accepted by the appropriate regulating authorities. However, Developer is permitted to cast its votes on all other matters as permitted by law.

(viii) Effective Date of Amendment. Any Amendment or Supplement to the Declaration is effective on its being recorded in the office of the Recording Officer. The party recording same (the Developer or the Association) will thereafter provide copies to the Association, each Owner and Eligible Mortgage Holders, as applicable.

(b) Limitations. No agreement, document, amendment or supplement or other instrument which adversely affects the value of any Home, or increases the financial obligations of the Owner by more than ten (10%) percent of his then current annual Common Expense Assessment, or reserves any additional or special privileges for the Developer not previously reserved, shall be made without the prior written consent of the affected Owner(s) and all owners of any mortgage(s) encumbering the affected Home(s). Any such agreement, document,

amendment or supplement or other document which adversely affects the priority or validity of any mortgage which encumbers any Home shall not be made without the prior written consent of the owners of all such mortgages.

(c) Duration. The power of attorney aforesaid is expressly declared and acknowledged to be coupled with an interest in the subject matter hereof and shall run with the title to any and all Homes and be binding upon the heirs, personal representatives, successors and assigns of any of the foregoing parties. Further, this power of attorney shall not be affected by the death or disability of any principal and is intended to deliver all right, title and interest of the principal in and to said power. This power of attorney shall be vested in the Developer, its successors and assigns until the Developer's conveyance of all Homes or the expiration of its stated term. Thereafter, said powers of attorney shall automatically vest in the Association to be exercised by its Board of Trustees.

8.03. Association's Power of Attorney. By execution of a contract to purchase a Home within the Entire Tract from the Developer, by execution or acceptance of a deed to any Home within the Entire Tract or by the acceptance of any other legal or equitable interest in the Entire Tract, each and every such

contract purchaser, Owner, mortgagee or other lienholder or party having a legal or equitable interest in the Entire Tract does automatically and irrevocably name, constitute, appoint and confirm the Association as attorney-in-fact for the following purposes: (i) to acquire title to or lease any Home whose owner desires to surrender, sell or lease same, and, in the name of the Association or its designees, corporate or otherwise, and on behalf of all Owners; (ii) to convey, sell, lease, mortgage (but not to vote the votes appurtenant thereto) or otherwise dispose of any such Homes so acquired or to sublease any Homes so leased by the Association; (iii) to prepare, execute and record any amendments to the Declaration required by Article XI hereof; (iv) to commence and maintain any eviction proceedings contemplated under Section 9.01 hereof; and (v) to prepare, execute and record any amendments to the Declaration made pursuant to Article XIV hereof.

The power of attorney aforesaid is expressly declared and acknowledged to be coupled with an interest in the subject matter hereof and the same shall run with the title to any and all Homes and be binding upon the heirs, personal representatives, successors and assigns of any of the foregoing parties. Further, this power of attorney shall not be affected by the death or disability of any principal and is intended to deliver all right, title and interest of the principal in and to said power.

8.04. Eligible Mortgage Holder's Power of Attorney. In the event that the Association fails to institute enforcement proceedings for the collection of delinquent Common Expense



Assessments, as provided in Article VII of the By-Laws, then any Eligible Mortgage Holder for any Home as to which there shall be a delinquent Common Expense Assessment is hereby irrevocably granted standing and a power of attorney to institute an appropriate action and to invoke such other remedies otherwise available to the Association in the name of and on behalf of the Association. This power of attorney is expressly stipulated to be coupled with an interest in the subject matter.

#### ARTICLE IX

#### RESTRICTIONS

9.01. General Covenants and Restrictions. The Entire Tract is subject to all covenants, restrictions and easements of record and to the following restrictions and covenants, all of which shall be perpetual in nature and run with the land:

- A. The Common Property shall be used only for the furnishing of the services and facilities for which they are reasonably intended and suited and which are incident to the use and occupancy of the Homes.
- B. No Owner shall have the right to mortgage or encumber his Home, unless such mortgage or encumbrance is a Permitted Mortgage. No other mortgages or encumbrances shall be permitted without the prior written approval of the Board of Trustees.
- C. No Home, except those Homes utilized by the Developer as sales offices, administrative offices

or models, shall be used for any purpose other than as a private residence. Except as necessary for construction, sales, marketing and repair or replacement of Homes, no business, trade, profession or occupation shall be conducted in any Home, nor elsewhere on the Entire Tract. In spite of anything to the contrary in this subsection, Homes may be utilized for business, trade, professional or occupational purposes provided such use complies with zoning and any other applicable ordinances of the Township of Egg Harbor and is undertaken with the prior written consent of the Board of Trustees. The Board shall have the authority to adopt such rules and regulations governing the conduct of a business, trade, profession or occupation within a Home including, but not limited to, such regulations which may be necessary to govern vehicular and pedestrian traffic, deliveries to the Home, and any other activities which may result in interference with the use and enjoyment of any Home or the Common Property within the Community.

- D. There shall be no obstruction anywhere within the Entire Tract, nor shall anything be stored in or upon the Entire Tract, unless expressly permitted in writing in advance by the Board of Trustees of the Association.

- E. No portion of the Entire Tract shall be used or maintained for the dumping of rubbish or debris. Trash, garbage and other waste shall be disposed of in containers approved by the Board of Trustees. Owners shall comply with any and all recycling regulations that are developed by the Municipality or the Board of Trustees and all recyclable material shall be disposed of in containers designated as deemed appropriate by the Board of Trustees.
- F. No Owner or occupant shall build, plant or maintain any matter or thing upon, in, over or under the Common Property unless approved in advance by the Board of Trustees or its designee.
- G. No Owner shall use or permit to be brought into or stored in any Home or in or upon the Common Property any inflammable oils or fluids such as gasoline, kerosene, naphtha, benzine or other explosives or articles deemed hazardous to life, limb or property without in each case obtaining written consent of the Board of Trustees.
- H. Every Owner shall be liable for any and all damage to the Common Property which shall be caused by said Owners, their respective family members, employees, servants, agents, tenants, visitors, licensees or household pets.

- I. Nothing shall be done or stored in any Home or in or upon the Common Property which will increase the rates of insurance of any Home or for the Entire Tract or the contents thereof or which will result in the cancellation of insurance on any Home or the contents thereof or which will be in violation of any law.
- J. Nothing shall be done in or to any Home or on, in or to the Common Property which will impair the structural integrity of any Home or which will structurally change any Home. In addition, no Owner shall have the right to paint, decorate or otherwise change the appearance of the exterior of his Home, or any portion of the Common Property without the prior written consent of the Board of Trustees.
- K. No Owner shall cause or permit any clotheslines, poles or clothes trees, clothes, sheets, blankets or laundry of any kind or other articles to be hung or displayed on the outside of windows or placed on the outside windowsills, walls, patio, deck or balconies of any Home, or other outside area of the Common Property.
- L. No noxious, immoral, improper, offensive or unlawful activity shall be carried on in or upon the Common Property or in any Home, nor shall anything be done therein either willfully or

negligently which may be or become an annoyance or nuisance to other Owners anywhere within the Entire Tract. All laws, zoning ordinances and regulations of all governmental bodies having jurisdiction over the Entire Tract shall be observed.

- M. Each Owner shall keep his Home in a good state of preservation and cleanliness.
- N. The construction of any deck, patio or porch shall require the prior approval of the Association and shall be in compliance with all governmental requirements. Said deck, patio or porch shall not be used for storage purposes including, but not limited to, the storage of major appliances, auto parts, storage containers or bicycles. The use of barbecues and/or other types of cooking apparatus are prohibited, except as may be permitted under applicable State and municipal laws, regulations and ordinances.
- O. No Owner shall install any floodlights on the exterior of a Home without the prior written consent of the Board of Trustees.
- P. No bird, animal or reptile of any kind shall be raised, bred or kept in any Home or on any Lot, except that dogs (other than trained attack or guard dogs) and cats not to exceed in the aggregate two per Home may be kept in Homes,

provided, however, they are not kept, bred or maintained for any commercial purposes, are housed within the Home and the Owner having such pet abides by all applicable Rules and Regulations. No outside pens, runs or yards shall be permitted.

Q. No commercial vans or trucks, which shall be deemed to include any vehicle bearing commercial signs, lettering or equipment, may park overnight on the Common Property or any Lot, except within a garage, and no vehicles over 20 feet in length, boats, trailers, campers, recreation vehicles, mobile homes, or recreational vehicles may be parked on any part of the Property except (i) in areas designated or to be designated by the Developer; (ii) for those vehicles temporarily on the Property solely for purposes of loading or unloading or for servicing the Common Property itself or one of the Homes; and (iii) this restriction shall not apply to Developer, its employees, agents, contractors and servants. The Board of Trustees, through the promulgation, adoption and publication of Rules and Regulations, may and is hereby empowered to further define those vehicles that are prohibited from parking on the Property.

R. No servicing or maintenance of any vehicle, boat or other item of personal property shall be

performed anywhere on the Entire Tract, including driveways appurtenant to Homes.

- S. Garage doors shall be kept closed at all times when a vehicle(s) or person(s) is not entering or leaving the garage.
- T. Draperies, blinds or curtains must be installed by each Owner on all windows of his Home and must be maintained in said windows at all times except where the prior written consent of the Board of Trustees is obtained.
- U. No sign or signs shall be placed on any part of the Entire Tract advertising the Property for sale, rent or lease, or for any other purpose whatsoever except as provided in this Declaration. No sign of any type visible from the exterior of a Home shall be placed on the window surface of any Home, except by the Developer for marketing purposes during the ordinary course of business.
- V. In order to provide an orderly procedure in the case of title transfers, and to assist in the maintenance of a current, up to date roster of Owners, each Owner shall give the Secretary of the Association timely notice of his intent to list his Home for sale, and upon closing of title shall forthwith notify such Secretary of the names and home addresses of the purchasers.

- W. No bicycles, baby carriages, wagons or similar non-motorized vehicles or toys, nor mopeds, motorcycles or similar motorized vehicles shall be parked or otherwise left unattended anywhere in the Entire Tract, except that a licensed motorcycle may be parked in any assigned parking space.
- X. No Owner or tenant thereof shall erect or maintain an exterior antenna on any Home within the Entire Tract unless it is permitted in writing by the Board of Trustees. Satellite dishes are allowed, subject to Board approval, if they are no larger than one meter in diameter and located in a location that will not interfere with the enjoyment of adjoining owners.
- Y. No vehicles shall be parked adjacent to or in any location which impedes access to any mailbox.
- Z. No fences or sheds of any kind shall be constructed or placed anywhere on the Entire Tract.
- AA. An Owner may add planting beds, shrubs, and trees with the submission of a landscape plan to and the written approval of the Board; however, the planting of annuals shall not require the approval of the Board. The Owner of the Home shall be responsible for the maintenance of any approved plantings. No Owner shall remove any planting



installed by the Developer within the Common Property. The planting of fruits and vegetables is prohibited. The installation, maintenance and removal of permitted plantings shall be subject to the rules and regulations of the Association.

BB. The Home and the Common Property shall be subject to all applicable federal, state and municipal laws, statutes, regulations and ordinances.

None of the restrictions contained herein shall be construed to prohibit the reasonable adaptation of any Home for use by any eligible person pursuant to any applicable State and/or Federal law establishing such rights for the physically challenged, disabled and/or handicapped.

Nothing shall be done to any Home or on or in the Entire Tract which will impair the structural integrity of any Home or which will structurally change any Home.

9.02. Restrictions on Leasing. No Owner other than the Developer shall lease or enter into an arrangement for use and/or occupancy of a Home for a term or period of less than three (3) months or more than one (1) year (except in the event of a lender in possession of a Home following a default in a First Mortgage, a foreclosure proceeding or a deed or other arrangement in lieu of foreclosure). Furthermore, no Owner shall permit the use and/or occupancy of a Home for transient or hotel purposes, which shall be defined as any rental or other arrangement for use and/or occupancy where the users or occupants of the Home are provided customary hotel services such as room service for food

and/or beverages, maid service, laundry and/or linen service and bellboy service. In spite of the foregoing, an Owner may rent to or enter into an arrangement for the use and/or occupancy of a Home with a contract purchaser for less than three (3) months so long as such rental or arrangement for use and/or occupancy is not for transient or hotel purposes. No Owner may lease or enter into an arrangement for the use and/or occupancy of less than the entire Home. Rentals shall be pursuant to leases which (a) are in writing; (b) are expressly subject to all applicable laws and the provisions of the Governing Documents including, without limitation, the Developer's rights to amend as described herein, provided that any failure of the lessee to fully comply with the terms and conditions of the Governing Documents shall constitute a material default under the lease; and (c) expressly assign to the Association all rents due under the lease in the event of any delinquency in the payment of Common Expenses or other charges due and payable to the Association for more than thirty (30) days, including authorization for the tenant to pay such rents directly to the Association to the extent that such Common Expenses and other charges are due and payable to the Association with respect to the Home. Moreover, no lease or occupancy of a Home shall be permitted unless a true copy of the lease is furnished in advance to the Association, together with the current address and phone numbers of both the Owner and the lessee. In addition, the Owner of the Home shall not have the right to utilize the Common Property during any period that said Home is rented. Every lease must also expressly state that the

Owner of the Home has provided the tenant with the Governing Documents. Every lease must also expressly prohibit assignment of the lease and subletting.

The leasing or other arrangement for use and/or occupancy of a Home shall in no way relieve the Owner from his obligations under the Governing Documents and he shall remain primarily responsible in the event a tenant, user or occupant fails to comply with the provisions of the Governing Documents. In addition to all other remedies which it may have, the Association shall notify the Owner of such violations and demand that same be remedied through the Owner's efforts within thirty (30) days after such notice. If such violation is not remedied within such thirty (30) day period, immediately thereafter, at his own cost and expense, the Owner shall institute and diligently prosecute an eviction, ejection or other appropriate action against the tenant, user or occupant on account of such violation. Such action shall not be compromised or settled without the prior written consent of the Association. In the event the Owner fails to fulfill the foregoing obligations, the Association shall have the right, but not the duty, to institute and prosecute such action as attorney-in-fact for the Owner and at the Owner's sole cost and expense, including all legal fees incurred. Such costs and expenses shall be due and payable upon demand by the Association as a Remedial Common Expense Assessment and shall be deemed to constitute a lien on the particular Home involved. The collection thereof may be enforced by the Board of Trustees in

the same manner as the Board of Trustees is entitled to enforce collection of other Remedial Common Expense Assessments.

By execution of a deed to any Home conveyed by the Developer or by the acceptance of a deed to any Home conveyed by an Owner other than the Developer, each Owner does thereby automatically and irrevocably name, constitute, appoint and confirm the Board of Trustees as his attorney-in-fact for the purposes described in this Section. Each Owner declares and acknowledges that this power of attorney is coupled with an interest in the subject matter and shall be deemed to run with title to the Home.

In spite of anything to the contrary in this Section 9.02, all leasing or other arrangement for the use and/or occupancy for a Home shall satisfy the requirements of Section 9.04. Provided that the lease or other arrangement for use and/or occupancy of a Home otherwise complies with Section 9.04 of this Declaration, the restrictions on the length of the term of the leasing or other arrangement for use and/or occupancy of a Home shall not apply to any arrangement between (a) a parent and child; or (b) siblings.

9.03. Restrictions on Alterations. No Owner (other than the Developer) may make any structural additions, alterations or improvements in or to his Home or upon or to the Common Property, or impair any easement of record or referred to in this Declaration without the prior written consent of the Board of Trustees. No additional changes are permitted to the Home unless permitted by the zoning ordinances of the Township of Egg Harbor

or in order to make the Home handicapped accessible under applicable law.

Despite the foregoing, while the Developer maintains a majority on the Board of Trustees, it shall make no additions, alterations, improvements or purchases which would necessitate a Special Common Expense Assessment unless necessitated by emergency or required by a governmental agency, title insurance company, or Institutional Lender.

The Architectural Control Committee, if established by the Board of Trustees, shall have the obligation to answer any written requests received by it from a Owner for approval of a proposed structural addition, alteration or improvement in or to his Home within seventy-five(75) days (or one hundred and twenty (120) days for so long as the Board is controlled by the Developer) after the receipt of such request, and failure to do so within the stipulated time shall constitute an approval of the proposal. Such requests shall be submitted to the Architectural Control Committee by certified mail, return receipt requested. Any application by an Owner to any municipal authority for a permit to make an addition, alteration or improvement in or to any Home or upon or to the Property must first be reviewed and approved in writing by the Architectural Control Committee and, if approved, shall be executed by the Architectural Committee and may then be submitted by the Owner to the appropriate government authorities. Such approval, however, shall not result in any liability on the part of the Association to any contractor, subcontractor or materialman on account of such addition,

alteration or improvement or to any person having any claim for injury to person or damage to property arising therefrom. By submitting any such plan for approval, any owner expressly agrees to defend, indemnify and hold the Board, the Architectural Committee and the Association and its members harmless from any such liability. Further, the Architectural Control Committee shall have the right to impose a reasonable review fee and to impose any conditions it deems appropriate as part of any approval. The Owner shall furnish the Architectural Control Committee with a copy of any such permit which he has procured prior to the start of any work. The provisions of this subsection shall not apply to Homes owned by the Developer until such Homes have been initially sold and conveyed by the Developer unless such Developer-owned Homes are voluntarily not being offered for sale in the regular course of business. In the absence of an established Architectural Control Committee the foregoing rights and responsibilities shall be that of the Board of Trustees.

9.04. Age Restrictions.

A. Community to Remain 55 or Over Housing. The Community is intended to be "55 or Over Housing" within the meaning of the Fair Housing Act, so as to qualify as "housing for older persons" within the exemption provisions of the Fair Housing Act. The construction, interpretation and enforcement of this Article IX, as well as the remainder of the Declaration and the By-Laws, shall be in a manner consistent with such requirements.

B. General Age Restrictions. Occupancy of the Homes shall be restricted to use by permanent residents fifty-five (55) years of age or older with no children under nineteen (19) years of age in permanent residence, with the following exceptions: (1) A member of a couple under the age of fifty-five (55) years who is residing with his/her partner who is fifty-five (55) years of age or over; or (2) One (1) adult under fifty-five (55) years of age will be admitted as a permanent resident if it is established that the presence of such person is essential to the physical care of one (1) or more of the adult occupants who shall be fifty-five (55) years of age or older. However, in the event the aforesaid restrictions are subsequently amended by court order or otherwise to permit additional classes of residents, the Association reserves the right to permit residency by such persons as shall be required. Despite anything to the contrary in the Declaration or By-Laws, no Home may be occupied by any child under the age of 19 years unless, despite anything to the contrary, such person is a handicapped dependent protected by the Fair Housing Act. Exceptions to the foregoing age restrictions may be granted in particular cases by the Developer or the Association, in accordance with Section 9.04C.

C. Approval Procedures.

(i) It shall be the duty of the Developer, in connection with the initial occupancy of Homes, and of the Association as to all subsequent occupancy of Homes, to enforce the Declaration and this Article IX so that at all times the

Community will qualify for the "55 or Over Housing" for older persons exemption under The Fair Housing Act.

(ii) No occupancy of any Home shall be permitted, begin, or continue if such occupancy would be in violation of the provisions of this Article IX or result in the loss of the Community's "55 or Over Housing" for older persons exemption under the Fair Housing Act. No person may transfer, sell, give, lease, assign, grant, buy, rent or occupy any Home in the Community, unless and until such person shall have received the approval of the Association in accordance with this subparagraph.

(iii) No transfer, sale, gift, lease, assignment, grant, purchase, rental or occupancy of any Home shall be made by any Owner or any subsequent prospective purchaser or lessee until the existing Owner who desires to transfer makes full disclosure to the Board in writing, of the name, address and age of the prospective purchaser or lessee and all prospective residents of the Home, together with evidence that said prospective purchaser or lessee and residents meet all qualifications set forth herein. Said Owner who intends to sell, transfer, give, lease, assign any Home, shall, before entering into any binding agreement (other than an agreement whose enforceability is expressly contingent upon Board approval) for such with any prospective purchaser, grantee, lessee or assignee, submitting the evidence in writing as aforesaid to the Board and such Owner shall not execute said agreement without first obtaining the written approval of the Board. The Board must act within ten (10) business days of the Owner's submission to the Board. In the event the Board does not



act within the time set forth hereinabove, the Board will be deemed to have consented. In the event the Board withholds its consent, then the Board shall set forth the reasons for its denial in writing and present same to the Owner at the time the Owner is informed of the Board's decision. If the Owner is dissatisfied with the Board's decision, then the Owner may request a hearing before the Board, with or without legal counsel present, which hearing will be scheduled by the Board within fifteen (15) days of an Owner's request for a hearing. All decisions of the Board after the hearing shall, as with the initial decision, be set forth in writing. The Board must render said decision in writing within five (5) days of the scheduled hearing.

(iv) Upon receipt of any application for the transfer, sale, gift, grant, occupancy, or rental of any Home, the Board shall:

(a) Obtain verification of age of all proposed residents of the Home, such verification to consist of copies of driver's licenses, birth certificates, or similar recognized substantiation. No approval shall be granted, and no application shall be deemed complete, unless and until all proposed residents shall have submitted age verification as contemplated by this subparagraph.

(b) If the proposed residents of the Home meet the restrictions of Section 9.04 B (i.e., at least one member of a couple is over the age of 55 years, or one adult is under 55 years if the presence of such person is essential to the physical

care of the adult occupants who are 55 or older, and no child under the age of 19 years is proposed to be a resident), then the Board shall approve the application.

(c) If a child under the age of 19 years is proposed to be a resident of the Home, the Board shall disapprove the application.

(d) If all of the proposed residents of the Home are under the age of 55 years, then the Board may, in its discretion, but shall have no obligation to, approve the application provided, however, that the Board shall not have the authority to approve and shall not approve any application if:

1. any proposed resident child is under the age of 19 years; or

2. to approve the application would cause or threaten to cause the Community to have less than 80% of its Homes occupied by at least one person over the age of 55 years, or otherwise to fail to continue to qualify for the "55 or Over Housing" for older persons exemption under the Fair Housing Act.

(v) The Board shall be obligated to conduct an occupancy survey every two years as required by 24 CFR Section 100.37 in order to qualify for the "55 or Over Housing" for older persons exemption under the Housing for Older Persons Act of 1995 (U.S.C.A. Section 3607). A form of Compliance Affidavit appears as Exhibit E to this Declaration.

9.05. Rules and Regulations and Fines. The Board of Trustees is hereby empowered to promulgate, adopt and publish such Rules and Regulations as may be necessary to carry out the intent of the restrictions established in Sections 9.01 to 9.04 of this Declaration and shall have the right to bring law suits suffered by the Developer as a result of such action to enforce the Rules and Regulations so established. Without limiting the foregoing, to the extent that New Jersey law may permit, the Architectural Control Committee or the Board, whichever is applicable, shall further have the right to levy fines for violations of the Governing Documents, provided that the fine for a single violation may not, under any circumstances, exceed the maximum amount permitted by law. Each day that a violation continues after receipt of notice by the Owner may be considered a separate violation. Any fine so levied shall be considered as a Remedial Common Expense Assessment to be levied against the particular Owner involved, and collection may be enforced by the Board of Trustees in the same manner as the Board is entitled to enforce collection of other Common Expense Assessments.

ARTICLE X

PROTECTIVE PROVISIONS FOR THE BENEFIT OF

ELIGIBLE MORTGAGE HOLDERS

10.01. General. Despite anything to the contrary in this Declaration, the By-Laws or the Certificate of Incorporation, the provisions of this Article X shall apply with respect to each Eligible Mortgage Holder.

10.02. Notice to Eligible Mortgage Holders. The Association shall be deemed to have fulfilled its obligations hereunder and an Eligible Mortgage Holder shall be deemed to have been given any required notice hereunder so long as the Association can establish that it served the notice in question in the manner provided herein directed to the Eligible Mortgage Holder at the last address given by it to the Association in the manner provided herein. The manner in which the Association shall give the notices required to notice mortgagees pursuant to this Article X shall be via United States Postal Service by certified mail, with return receipt requested and sufficient prepaid post affixed thereto, addressed to the last address of the Eligible Mortgage Holder identified to the Association as provided herein.

10.03. Notice. Upon written request to the Association, identifying the name and address of the eligible mortgage holder, insurer or guarantor and the Owner or designation of the particular Home, any eligible mortgage holder, insurer or guarantor of a first mortgage lien on a Home shall be entitled to timely written notice of:

- A. any proposed amendment to the Certificate of Incorporation, the By-Laws or this Declaration;
- B. any condemnation loss or casualty loss which affects either a material portion of the Common Property or any Home securing the Eligible Mortgage Holder's Mortgage; and no Owner or other party shall have priority over such Eligible

Mortgage Holder with respect to the distribution to such Home(s) of the proceeds of any condemnation award or settlement in the event of condemnation or with respect to the distribution to such Home(s) of any insurance proceeds in the event of casualty loss;

- C. any sixty (60) day delinquency in the payment of Common Expense Assessment installments or other assessments or charges owed to the Association by an Owner of any Home or which the Eligible Mortgage Holder holds a Mortgage;
- D. any lapse, cancellation or material modification of any insurance policy or fidelity bond maintained by the Association; and
- E. any proposed action that requires the consent of a specified percentage of Eligible Mortgage Holders.

10.04. Prior Written Approval of 51% of Eligible Mortgage Holders. Despite anything contained in this Declaration to the contrary, the prior written approval of at least fifty-one (51%) percent of the Eligible Mortgage Holders is required for any material amendment to this Declaration or to the By-Laws or Certificate of Incorporation, including, but not limited to, any amendment which would change any provision relating to:

- A. voting rights;
- B. reserves for maintenance, repair and replacement of the Common Property;

- C. responsibility for maintenance and repair of the Common Property;
- D. convertibility of Homes into Common Property or vice versa (except as expressly contemplated by Articles IV and XI of this Declaration);
- E. expansion or contraction of the Common Property, or the addition, annexation or withdrawal of land to or from the Property (except as expressly contemplated by Article XI of this Declaration);
- F. insurance or fidelity bonds;
- G. leasing of Homes;
- H. imposition of any restrictions upon an Owner's right to sell or transfer his Home;
- I. a decision by the Association to establish self-management rather than professional management;
- J. restoration or repair of the Common Property (after damage, destruction or condemnation) in a manner other than that specified in this Declaration;
- K. any action to terminate the legal status of the Community after substantial damage or condemnation occurs;
- L. rights to the use of Common Property;
- M. any provisions that expressly benefit Eligible Mortgage Holders; or

N. assessment allocations, assessment liens or subordination of assessment liens.

10.05. Prior Written Approval of 67% of Eligible Mortgage Holders. The prior written approval of at least sixty-seven (67%) percent of the Eligible Mortgage Holders is required before the effectuation of any decision by the Owners to terminate the Declaration.

10.06. Notice of Non-Material Amendment. Any Eligible Mortgage Holder shall not receive notice from the Association, of any proposed non-material amendment to this Declaration, the By-Laws or the Certificate of Incorporation of the Association.

10.07. Common Expense Lien Subordinate. Except to the extent permitted by any applicable law authorizing the establishment of a limited lien priority for the payment of Common Expense Assessments, any lien the Association may have on any Home in the Entire Tract is subordinate to the lien or equivalent security interest of any First Mortgage on the Home recorded prior to the date any such Common Expense Assessment became due.

10.08. Maintenance and Inspection of Records. The Association shall maintain current copies of the Governing Documents, and any respective amendments and/or supplements thereto, as well as its own books, records and financial statement available for inspection by Owners and Mortgage Holders. Any Mortgage Holder shall upon prior written request: (i) be permitted to inspect the documents, books and records of

the Association during normal business hours subject to such reasonable rules and regulations as may be established by the Board; and (ii) receive an annual audited financial statement of the Association within ninety (90) days following the end of any fiscal year of the Association.

10.09. Notice of Meetings. Any Eligible Mortgage Holder shall receive written notice of all meetings of the Association and be permitted to designate a representative to attend all such meetings.

10.10. Liability for Common Expense Assessments. Any Mortgage Holder that obtains title to a Home as a result of foreclosure of the First Mortgage, or by deed or assignment in lieu of foreclosure, or any purchaser in a foreclosure sale, or their respective successors and assigns, is not liable for the share of Common Expenses or other assessments by the Association pertaining to such Home or chargeable to the former Owner which became due prior to acquisition of title. Such unpaid share of Common Expenses and other assessments shall be deemed to be Common Expenses collectible from all of the remaining Owners including such acquirer, his successors and assigns.

10.11. Management Agreements. The term of any management agreement for the Common Property shall not exceed two (2) years and shall provide for the Association's ability to terminate same without penalty, and with or without cause, at the end of the month following the month in which a notice of termination is given.



10.12. Common Expense Default. Despite the absence of any express provision to such effect in any Mortgage instrument, in the event that there is any default in the payment of any installment of any assessment with respect to any Home, any Mortgage Holder holding a Mortgage which encumbers such Home shall be entitled to declare such Mortgage in default in the same manner that is permitted by such Mortgage with respect to any default in the payment of real estate taxes.

## ARTICLE XI

### DEVELOPER'S RIGHTS AND OBLIGATIONS

11.01. Ratification, Confirmation and Approval of Agreements. The fact that some or all of the Officers, Trustees, Members or employees of the Association and the Developer may be identical and the fact that the Developer or its nominees have heretofore or may hereafter enter into agreements with the Association or with third parties will not invalidate any such agreements and the Association and its Members, from time to time, will be obligated to abide by and comply with the terms and conditions thereof. The purchase of a Home and the acceptance of the Deed therefore by any party shall constitute the ratification, confirmation and approval by such purchaser, its heirs, legal representatives, successors and assigns, of the propriety and legality of said agreements or any other agreements authorized and permitted by this Declaration, the Certificate of Incorporation or the By-Laws.

11.02. Rights Reserved to Developer. Despite anything to the contrary in this Declaration or the Certificate of Incorporation or By-Laws of the Association, the Developer hereby reserves for itself, its successors and assigns without the consent of the Board, the Association, any Owner or any Mortgage Holder:

- (a) The right to sell, lease, mortgage or sublease any unsold Homes within the Entire Tract for so long as it owns one or more Homes in the Entire Tract for sale in the ordinary course of business;
- (b) The right to use one or more Homes as models or a sales office or both and the right to post signs and other advertising material until it has sold the last Home within the Entire Tract, as fully developed. The Developer reserves the right to use the Clubhouse for marketing purposes until it has sold the last Home within the Entire Tract, as fully developed. However, the time to exercise such rights shall in no event exceed ten (10) years from the date of recordation of the Declaration during the ordinary course of business.

11.03. Transfer of Special Developer's Rights. No special rights created or reserved to the Developer under this Declaration ("Special Developer's Rights") may be transferred

except by an instrument evidencing the transfer recorded in the Office of the Atlantic County Clerk, New Jersey. The instrument shall not be effective unless executed by the transferee.

11.04. Liability of Transferor. Upon transfer of any such Special Developer's Right, the liability of the transferor is as follows:

- A. A transferor is not relieved of any obligation or liability arising before the transfer and remains liable for warranty obligations imposed upon it. Lack of privity does not deprive any Owner of standing to bring an action to enforce any obligation of the transferor.
- B. If a transferor retains any such Special Developer's Right, or if a successor to any such Special Developer's Right is an Affiliate of the Developer, the transferor is subject to liability for all obligations and liabilities imposed on a Developer or by the Declaration, arising after the transfer, and is jointly and severally liable with the successor for the liabilities and obligations of the successor which relate to the Community.
- C. A transferor that retains no such Special Developer's Rights has no liability for any act or omission or any breach of a contractual or warranty obligation arising from the exercise of any such Special Developer's Right by a successor

Developer which is not an Affiliate of the transferor.

11.05. Transfer of Rights Requested. Unless otherwise provided in a mortgage instrument or deed of trust in case of foreclosure of a mortgage, sale by a trustee under a deed of trust, or sale under any bankruptcy or receivership proceedings of any Homes owned by Developer in the Entire Tract, a person or entity acquiring title to all the Homes being foreclosed or sold, but only upon its request, succeeds to all such Special Developer's Rights or only to any such Special Developer's Rights to maintain models, sales offices and signs. The judgment or instrument conveying title shall provide for transfer of only the Special Developer's Rights requested.

11.06. Right to Incorporate Additional Sections and Homes Into Community. Despite anything contained in this Declaration, and subject to all required governmental approvals, if any, the Developer, on behalf of itself, its successors and assigns, hereby reserves the right, for a period of ten (10) years from the date of the recording of this Declaration, to develop some or all of the undeveloped portions of the Entire Tract, to incorporate additional Homes and/or modify existing Homes, to incorporate additional site improvements and/or to modify existing site improvements into the Entire Tract by recording one or more Amendments and Supplements to this Declaration without the consent of the Board of Trustees, the Association, any Owner, any Institutional Lender, or any other party holding a legal or equitable interest in the Entire Tract

to incorporate within the Entire Tract some or all of the Entire Tract and to incorporate additional Sections, phases, Lots, Homes, and site improvements and, thereby, to subject same to the Planned Real Estate Full Disclosure Act and the terms and provisions of this Declaration. Such incorporation may result in the Entire Tract consisting of up to three hundred and ninety-seven (397) Homes as now or hereafter approved for development upon the Entire Tract by Resolutions of the Planning Board of the Township of Egg Harbor. The actual development of the Entire Tract will be subject to regulation by those governmental authorities having jurisdiction of same; however, the Developer hereby reserves the right to seek modification and/or amendment of the Resolution and the development plan from time to time. Such modification and/or amendment may include changing the aggregate number of Homes contemplated for the Entire Tract or of any Section of development thereof as well as the configuration; design; mix; materials, including the material currently specified as the surface material for the existing proposed 6 foot side natural wood chip trail; model type; floor plans; and/or orientation of the Homes. Any Amendment and Supplement to this Declaration shall not be operative until duly recorded in the Atlantic County Clerk's Office. The Amendment and Supplement shall also be registered with the New Jersey Department of Community Affairs, pursuant to N.J.S.A. 45:22A-21 et seq. and the regulations promulgated thereunder.

Despite the foregoing, the Developer shall be under no obligation to incorporate any specific number of Homes into the

Entire Tract. The Developer's reserved right to incorporate additional Homes as part of the Entire Tract shall be exercised by the Developer by the recordation in the Atlantic County Clerk's Office of an appropriate Amendment and Supplement to this Declaration expressly incorporating the additional Homes into the Entire Tract. Any such Amendment and Supplement shall include such amendatory, supplemental or replacement exhibits as are necessary to legally and graphically identify the additional Homes. When recorded, any such Amendment and Supplement shall be fully binding upon all contract purchasers, Owners, holders of mortgages encumbering Homes and any other lienholder or party having a legal or equitable interest in the Entire Tract.

11.07. Foreclosure, Bankruptcy, Receivership. Upon foreclosure, sale by a trustee under a deed of trust or sale under any bankruptcy or receivership proceedings of all Homes in the Entire Tract owned by Developer:

- A. the Developer ceases to have any such Special Developer's Rights, and
- B. the period of Developer control terminates unless the judgment or instrument conveying title provides for transfer of all such Special Developer's Rights to a successor to Developer.

11.08. Liability of Successors. The liabilities and obligations of persons or entities who succeed to all Special Developer's Rights as follows:

- A. A successor to all such Special Developer's Rights which is an Affiliate of the Developer is subject

to all obligations and liabilities imposed on any Developer by law or by the Declaration.

- B. A successor to all such Special Developer's Rights, other than a successor described in subparagraphs C and D which is not an Affiliate of the Developer, is subject to all obligations and liabilities imposed upon the Developer by law or this Declaration, but it is not subject to liability for misrepresentations or warranty obligations on improvements made by any previous Developer or made before the Property was created or for a breach of fiduciary obligation by any previous Developer.
- C. If it is not an Affiliate of the Developer, a successor to only a Special Developer's Right to maintain models, sales offices and signs may not exercise any other Special Developer's Right, but is not subject to any liability or obligation as a Developer.
- D. A successor to all Special Developer's Rights which is not an Affiliate of Developer and which succeeded to those rights pursuant to a deed in lieu of foreclosure or a judgment or instrument conveying title to Homes under subparagraph C aforesaid may declare its intention in a recorded instrument to hold those rights solely for transfer to another party. Thereafter, until

transferring all such Special Developer Rights to any person acquiring title to any Home owned by the successor or until recording an instrument permitting exercise of all those rights, that successor may not exercise any rights other than the right to control the Board of Trustees for the duration of any period of Developer control and any attempted exercise of those rights is void. So long as a successor Developer may not exercise special rights under this Section, it is not subject to any liability or obligation as a Developer other than liability for the successor's acts and omissions under this Declaration.

11.09. Ineffectiveness. Nothing in this Article XI subjects any successor to a Special Developer's Right to any claims against or other obligations of a transferor other than claims and obligations arising under this Declaration.

#### ARTICLE XII

##### GENERAL PROVISIONS

12.01. Duration. The provisions of this Declaration shall be perpetual in duration, shall run with and bind all of the land incorporated within the Entire Tract and shall inure to the benefit of and be enforceable by the Association and the Owners, their respective successors, assigns, heirs, executors, administrators, and personal representatives, except that the covenants and restrictions set forth in Section 9.01 shall have an initial term of forty (40) years from the date this



Declaration is recorded in the office of the Atlantic County Clerk, at the end of which period such covenants and restrictions shall automatically be extended for successive periods of ten (10) years each, unless at least two-thirds (2/3) in interest of the Owners at the time of expiration of the initial period, or of any extension period, shall sign an instrument or instruments (which may be in counterparts) in which they shall agree to change said covenants and restrictions in whole or in part; but no such agreement shall become binding unless written notice containing the terms of the proposed agreement is sent to every Owner at least ninety (90) days in advance of the action taken in authorizing said agreement; and any changes concerning any such agreement shall become effective and binding at such time as approved, and communicated in writing to the Owners provided further, that in no event may the Entire Tract be conveyed to any third person, firm or corporation, without the express consent, by ordinance, of the governing body of the Township of Egg Harbor (or such municipal corporation or other governmental entity as may then have zoning and subdivision jurisdiction over the Entire Tract).

12.02. Amendment of Declaration. Except as otherwise expressly provided herein, this Declaration may be amended at any time after the date hereof by a vote of those Owners in good standing representing at least sixty-seven percent (67%) of all Owners, at any meeting of the Association duly held in accordance with the provisions of the By-Laws. However, any amendment of Section 2.03, 6.08A, 6.08C, 7.06 or 12.04 of this

Declaration shall also require the prior written approval of the Township of Egg Harbor. No amendment shall be effective until recorded in the Office of the Atlantic County Clerk. This Section is by way of supplement to and not in derogation of the powers of amendment reserved to Developer pursuant to Articles VIII and XI hereof. In the alternative, an amendment may be made by an agreement, signed and acknowledged by all of the Owners in the manner required for the execution of a deed, and such amendment shall be effective when recorded in the office of the Atlantic County Clerk, New Jersey. Despite the foregoing, any amendment so requiring it under the provisions of Article XI, shall also have the prior written approval of fifty-one (51%) percent of the Eligible Mortgage Holders.

12.03. Enforcement. In addition to the other remedies provided to the Association under the Governing Documents or by law, enforcement of this Declaration shall be by any appropriate proceeding in law or equity in any court or administrative tribunal having jurisdiction against any person or persons, firm or corporation violating or attempting to violate any covenant herein contained either to restrain or enjoin such violation or threatened violation or to recover damages and against any Owner to enforce any lien created by this Declaration or any covenant herein contained. Failure by the Association or any Member thereof to enforce any covenant herein contained for any period of time shall in no event be deemed a waiver or estoppel of the right to thereafter enforce the same.

12.04. Maintenance by Municipality. In the event the Property is not maintained in reasonable order and condition, the Township of Egg Harbor shall have the right to enter upon and maintain it. The assumption of such maintenance responsibility shall be in accordance with the procedure set forth in N.J.S.A. 40:55D-43(b). The cost of same shall be assessed, enforced and collected in accordance with the provisions of N.J.S.A. 40:55D-43(c). Despite any limitations as to the applicability of N.J.S.A. 40:55D-43(b) and (c) to the maintenance of "open space", provisions of this Section shall be deemed to apply to all maintenance obligations as set forth in this Declaration. The cost of such maintenance by the municipality shall be assessed pro rata against the Owners of each Home affected thereby, shall become a lien and tax on each such Home and shall be enforceable by the Township of Egg Harbor in the manner provided by law with respect to real estate taxes assessed directly against each such Home. The Township of Egg Harbor shall have no obligation to proceed as set forth herein and the Association will hold the Township of Egg Harbor harmless for any liability arising from the Township of Egg Harbor's actions or failure to act with respect to the maintenance of the Property. All of the above provisions are subject and subordinate to the provisions of N.J.S.A. 40:55D-43 and any amendments and/or supplements thereto. This Section 12.04 is expressly understood to be applicable to but not limited to the drainage basin located within the Common Property and for which the Association is responsible.

12.05. Validity. The invalidity of any provision of this Declaration, the Certificate of Incorporation or By-Laws of the Association shall not be deemed to impair or affect the validity or enforceability of the remainder of the Declaration, Certificate of Incorporation or By-Laws and all other provisions of this Declaration, Certificate of Incorporation and By-Laws shall continue in full force as if such invalid provisions had never been included.

12.06. Waiver. No provision contained in this Declaration 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 which may occur.

12.07. Gender and Number. The use of the masculine gender in this Declaration shall be deemed to refer to the feminine gender and the use of the singular shall be deemed to refer to the plural, and vice versa, whenever the context so requires.

12.08. Rule Against Perpetuities. If any provision of this Declaration or the By-Laws shall be interpreted to constitute a violation of the rule against perpetuities, such provision shall be deemed to remain in effect until the death of the last survivor of the now living descendants of George Herbert Walker Bush, former President of the United States of America, plus twenty-one (21) years thereafter.

12.09. Notice - Association. Unless a particular document permits or requires a particular notice to be given or served in a different manner, notice permitted or required to be

given to or served upon the Association under the Association's Governing Documents shall be deemed to have been properly given to or served upon the Association when same is mailed via the United States Postal Service by certified mail, with return receipt requested and sufficient prepaid postage affixed thereto, addressed to the current Secretary or corporate Registered Agent of the Association as reflected in the official records of the New Jersey Secretary of State as of the date such notice is mailed.


12.10. Conflict. In the event of a conflict of interpretation between the provisions set forth in this Declaration and the By-Laws, this Declaration shall govern. In the event any provision of this Declaration is in conflict with any mandatory provision of any applicable federal, State, County or municipal statute, regulation, resolution, ordinance or other judicial, legislative or executive "law", the terms of such statute, regulation, ordinance or other law shall govern. In the event that either the Fair Housing Act is hereafter amended or changed, both the Declaration and the By-Laws shall be interpreted in such a manner as to conform to the provisions of the Fair Housing Act with respect to "55 or Over Housing" for older persons, it being the intention to maintain the "55 or Over Housing" for older persons exemption for the Community under the Fair Housing Act.

12.11. Exhibits. Attached hereto and made a part hereof are the following Exhibits:

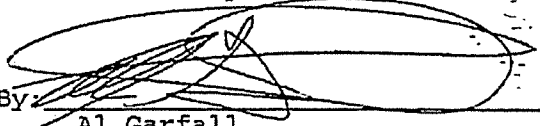
- EXHIBIT A - Legal (Metes and Bounds) Description of The Village Grande at English Mill
- EXHIBIT A-1 - Legal (Metes and Bounds) Description of Phase I
- EXHIBIT B - Subdivision Plat for The Village Grande at English Mill
- EXHIBIT B-1 - Phase I Plan
- EXHIBIT C - Certificate of Incorporation of The Village Grande at English Mill Homeowners Association, Inc.
- EXHIBIT D - By-Laws of The Village Grande at English Mill Homeowners Association, Inc.
- EXHIBIT E - Housing for Older Persons Act of 1995 Compliance Affidavit

IN WITNESS WHEREOF, the Developer has caused this Declaration to be executed on the date first mentioned above.

ATTEST:

  
\_\_\_\_\_  
Mitchell Newman,  
Assistant Secretary

D.R. HORTON, INC. - NEW JERSEY  
a Delaware Corporation

  
\_\_\_\_\_  
By: Al Garfall  
President





**EXHIBIT A**

to

**DECLARATION OF COVENANTS AND RESTRICTIONS FOR  
THE VILLAGE GRANDE AT ENGLISH MILL**

**Legal (Metes and Bounds) Description of  
The Village Grande at English Mill**



**consulting engineer services**  
Engineers, Planners, and Land Surveyors

February 4, 2004

LEGAL DESCRIPTION  
VILLAGE GRANDE AT ENGLISH MILL - PHASE I & PHASE II  
EXHIBIT PLAN FOR PHASE I & PHASE II  
LANDS SITUATE  
EGG HARBOR TOWNSHIP, ATLANTIC COUNTY, NEW JERSEY

Beginning at a point in the curved existing Northeasterly right-of-way line of Mill Road (C.R. #662), perpendicular to and 33.00 Feet distant from the centerline thereof, said point being the westerly corner of Lot 17, Block 3301, and extending from said point of beginning; Thence

- 1) Along the existing Northeasterly right-of-way line of Mill Road, along a curve curving to the left, having a Radius of 2325.01 Feet, with an interior angle of 6 Degrees 21 Minutes 59 Seconds, and an Arc length of 258.35 Feet, (Chord: N 61°50'42" W, 258.21'), to a point of tangency; Thence
- 2) Continuing along the existing Northeasterly right-of-way line of Mill Road, North 65 Degrees 01 Minutes 42 Seconds West, a distance of 410.95 Feet, to a point; Thence
- 3) Leaving said right-of-way line, North 04 Degrees 31 Minutes 52 Seconds West, a distance of 722.47 Feet, to a point common corner to Lot 1, Block 3301 and Lots 101 & 105, Block 3323 and in the line of Lot 2, Block 3301; Thence
- 4) Along the division line of Lot 105, Block 3323, common with Lots 2, 3, 4, 5, 6, 7 & 8, Block 3301, North 71 Degrees 36 Minutes 35 Seconds East, a distance of 1362.48 Feet, to a point; Thence
- 5) Continuing along said common division line, North 03 Degrees 52 Minutes 51 Seconds West, a distance of 244.73 Feet, to a point common corner to Lots 105 & 143, Block 3323 and in the division line of Lot 8, Block 3301; Thence
- 6) Along the division line common to Lots 105 & 143, Block 3323, North 75 Degrees 10 Minutes 58 Seconds East, a distance of 297.00 Feet, to a point in the Southerly right-of-way line of High School Drive (50.00' Wide); Thence
- 7) Along the Southerly right-of-way line of High School Drive, North 82 Degrees 20 Minutes 58 Seconds East, a distance of 884.40 Feet, to a point; Thence
- 8) Along the division line common to Lots 105 & 175, Block 3323, North 87 Degrees 45 Minutes 10 Seconds East, a distance of 153.63 Feet, to a point; Thence

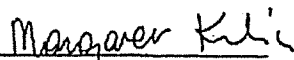
150 Delsea Drive, Suite 1, Sewell, NJ 08080  
856-228-2200 Fax 856-232-2346 design@ces-1.com www.ces-1.com  
NJ Certificate of Authorization #GA276725

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- 9) North 04 Degrees 10 Minutes 38 Seconds West, a distance of 64.58 Feet, to a point in the Northerly right-of-way line of High School Drive (50.00' Wide), said point being corner to Lot 10, Block 3302 common with Lot 1, Block 3326; Thence
- 10) Continuing along the Northerly right-of-way line of High School Drive, North 82 Degrees 20 Minutes 58 Seconds East, a distance of 115.67 Feet, to a point of curvature; Thence
- 11) Continuing along said Northerly and Northwesterly right-of-way line, along a curve curving to the left, having a Radius of 175.00 Feet, with an interior angle of 22 Degrees 38 Minutes 29 Seconds, and an Arc length of 69.15 Feet (Chord: N 71°01'44" E, 68.70'), to a point of tangency; Thence
- 12) Continuing along the Northwesterly right-of-way line of High School Drive, North 59 Degrees 42 Minutes 30 Seconds East, a distance of 246.02 Feet, to a point of curvature; Thence
- 13) Continuing along the Northwesterly and Northerly right-of-way line of High School Drive, along a curve curving to the right, having a Radius of 300.00 Feet, with an interior angle of 51 Degrees 49 Minutes 40 Seconds, and an Arc length of 271.37 Feet (Chord: N 85°37'20" E, 262.21'), to a point of tangency; Thence
- 14) Leaving the Northerly right-of-way line of High School Drive, and running along the division line of Lot 1, Block 3326, common with Lot 10, Block 3302, North 04 Degrees 05 Minutes 00 Seconds West, a distance of 1191.20 Feet, to a point; Thence
- 15) Continuing said common division line, and along a curve curving to the right, having a Radius of 240.00 Feet, with an interior angle of 34 Degrees 13 Minutes 08 Seconds, and an Arc length of 143.34 Feet (Chord: N 85°34'52" W, 141.21'), to a point; Thence
- 16) Continuing along same, and along a curve curving to the right, having a Radius of 240.00 Feet, with an interior angle of 101 Degrees 19 Minutes 43 Seconds, and an Arc length of 424.44 Feet (Chord: N 88°58'36" W, 371.25'), to a point; Thence
- 17) Continuing along same, South 83 Degrees 36 Minutes 29 Seconds West, a distance of 53.90 Feet, to a point; Thence
- 18) Continuing along same, and along a curve curving to the right, having a Radius of 240.00 Feet, with an interior angle of 20 Degrees 59 Minutes 02 Seconds, and an Arc length of 87.90 Feet (Chord: S 87°27'41" W, 87.41'), to a point; Thence
- 19) North 04 Degrees 10 Minutes 38 Seconds West, a distance of 945.76 Feet, to a point; Thence
- 20) South 72 Degrees 29 Minutes 24 Seconds East, a distance of 558.50 Feet, to a point; Thence
- 21) South 01 Degrees 56 Minutes 38 Seconds East, a distance of 7.39 Feet, to a point; Thence
- 22) South 88 Degrees 40 Minutes 50 Seconds East, a distance of 2328.94 Feet, to a point; Thence
- 23) North 73 Degrees 57 Minutes 10 Seconds East, a distance of 308.35 Feet, to a point; Thence
- 24) South 21 Degrees 32 Minutes 10 Seconds West, a distance of 743.41 Feet, to a point; Thence

- 25) North 68 Degrees 27 Minutes 50 Seconds West, a distance of 871.20 Feet, to a point; Thence
- 26) South 21 Degrees 32 Minutes 10 Seconds West, a distance of 500.00 Feet, to a point; Thence
- 27) North 68 Degrees 27 Minutes 50 Seconds West, a distance of 1274.31 Feet, to a point; Thence
- 28) South 81 Degrees 06 Minutes 25 Seconds West, a distance of 14.88 Feet, to a point; Thence
- 29) South 04 Degrees 05 Minutes 00 Seconds East, a distance of 268.90 Feet, to a point; Thence
- 30) South 68 Degrees 27 Minutes 50 Seconds East, a distance of 2042.07 Feet, to a point; Thence
- 31) South 21 Degrees 32 Minutes 10 Seconds West, a distance of 750.00 Feet, to a point; Thence
- 32) Along the division line of Lot 24, Block 3325, common with Lot 1, Block 4001, North 68 Degrees 27 Minutes 50 Seconds West, a distance of 871.20 Feet, to a point; Thence
- 33) South 21 Degrees 32 Minutes 10 Seconds West, a distance of 1457.99 Feet, to a point; Thence
- 34) Along the division line of Lot 1, Block 3324 common with Lots 12 & 13, Block 3301, North 68 Degrees 27 Minutes 50 Seconds West, a distance of 1014.26 Feet, to a point; Thence
- 35) Along the division line of Lot 1, Block 3324 common with Lots 13 & 15, Block 3301, South 15 Degrees 54 Minutes 55 Seconds East, a distance of 702.46 Feet, to a point; Thence
- 36) Along the division line of Lot 1, Block 3324 common with Lot 17, Block 3301, South 70 Degrees 26 Minutes 11 Seconds West, a distance of 2121.65 Feet, to the point and place of beginning.

Hereinabove described lands being all of Village Grande at English Mill "Phase I & Phase II", contains 173.87 Ac±, and is graphically shown on the plan entitled EXHIBIT PLAN FOR PHASE I & PHASE II, VILLAGE GRANDE AT ENGLISH MILL, PLATE 33, BLOCK 3301, LOTS 9-11 & 18, BLOCK 3302, LOTS 10, 92-94, 96-101, BLOCK 4001, LOTS 2, 3 & 6, EGG HARBOR TOWNSHIP, ATLANTIC COUNTY, NEW JERSEY, as was prepared by Consulting Engineer Services, dated 2/04. CES Job #2171-01, File #2171-01-OS01\_DRH.dwg.

  
 MARGARET KULIK, P.L.S.  
 New Jersey License No. 38943

**EXHIBIT A-1**

to

**DECLARATION OF COVENANTS AND RESTRICTIONS FOR  
THE VILLAGE GRANDE AT ENGLISH MILL**

**Legal (Metes and Bounds) Description of Phase I**



**consulting engineer services**  
Engineers, Planners, and Land Surveyors

February 4, 2004

**LEGAL DESCRIPTION**  
**VILLAGE GRANDE AT ENGLISH MILL - PHASE I**  
**EXHIBIT PLAN FOR PHASE I**  
**LANDS SITUATE**

**EGG HARBOR TOWNSHIP, ATLANTIC COUNTY, NEW JERSEY**

Beginning at a point in the curved existing Northeasterly right-of-way line of Mill Road (C.R. #662), perpendicular to and 33.00 Feet distant from the centerline thereof, said point being the westerly corner of Lot 17, Block 3301, and extending from said point of beginning; Thence


- 1) Along the existing Northeasterly right-of-way line of Mill Road, along a curve curving to the left, having a Radius of 2325.01 Feet, with an interior angle of 6 Degrees 21 Minutes 59 Seconds, and an Arc length of 258.35 Feet, (Chord: N 61°50'42" W, 258.21'), to a point of tangency; Thence
- 2) Continuing along the existing Northeasterly right-of-way line of Mill Road, North 65 Degrees 01 Minutes 42 Seconds West, a distance of 410.95 Feet, to a point; Thence
- 3) Leaving said right-of-way line, North 04 Degrees 31 Minutes 52 Seconds West, a distance of 722.47 Feet, to a point common corner to Lot 1, Block 3301 and Lots 101 & 105, Block 3323 and in the line of Lot 2, Block 3301; Thence
- 4) Along the division line of Lot 105, Block 3323, common with Lots 2, 3, 4, 5, 6, 7 & 8, Block 3301, North 71 Degrees 36 Minutes 35 Seconds East, a distance of 1362.48 Feet, to a point; Thence
- 5) Continuing along said common division line, North 03 Degrees 52 Minutes 51 Seconds West, a distance of 244.73 Feet, to a point common corner to Lots 105 & 143, Block 3323 and in the division line of Lot 8, Block 3301; Thence
- 6) Along the division line common to Lots 105 & 143, Block 3323, North 75 Degrees 10 Minutes 58 Seconds East, a distance of 297.00 Feet, to a point in the Southerly right-of-way line of High School Drive (50.00' Wide); Thence
- 7) Along the Southerly right-of-way line of High School Drive, North 82 Degrees 20 Minutes 58 Seconds East, a distance of 884.40 Feet, to a point; Thence
- 8) Along the division line common to Lots 105 & 175, Block 3323, North 87 Degrees 45 Minutes 10 Seconds East, a distance of 153.63 Feet, to a point; Thence

150 Delsea Drive, Suite 1, Sewell, NJ 08080  
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NJ Certificate of Authorization #GA278725

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- 9) North 04 Degrees 10 Minutes 38 Seconds West, a distance of 64.58 Feet, to a point in the Northerly right-of-way line of High School Drive (50.00' Wide), said point being corner to Lot 10, Block 3302 common with Lot 1, Block 3326; Thence
- 10) Continuing along the Northerly right-of-way line of High School Drive, North 82 Degrees 20 Minutes 58 Seconds East, a distance of 115.67 Feet, to a point of curvature; Thence
- 11) Continuing along said Northerly and Northwesterly right-of-way line, along a curve curving to the left, having a Radius of 175.00 Feet, with an interior angle of 22 Degrees 38 Minutes 29 Seconds, and an Arc length of 69.15 Feet (Chord: N 71°01'44" E, 68.70'), to a point of tangency; Thence
- 12) Continuing along the Northwesterly right-of-way line of High School Drive, North 59 Degrees 42 Minutes 30 Seconds East, a distance of 246.02 Feet, to a point of curvature; Thence
- 13) Continuing along the Northwesterly and Northerly right-of-way line of High School Drive, along a curve curving to the right, having a Radius of 300.00 Feet, with an interior angle of 51 Degrees 49 Minutes 40 Seconds, and an Arc length of 271.37 Feet (Chord: N 85°37'20" E, 262.21'), to a point of tangency; Thence
- 14) Continuing along the Northerly right-of-way line of High School Drive, South 68 Degrees 27 Minutes 50 Seconds East, a distance of 565.27 Feet, to a point in the centerline of Ivins Avenue (50.00' Wide); Thence
- 15) Along the centerline of Ivins Avenue, South 21 Degrees 32 Minutes 10 Seconds West, a distance of 982.99 Feet, to a point; Thence
- 16) Leaving said right-of way and running along the division line of Lot 1, Block 3324 common with Lots 12 & 13, Block 3301, North 68 Degrees 27 Minutes 50 Seconds West, a distance of 1014.26 Feet, to a point; Thence
- 17) Along the division line of Lot 1, Block 3324 common with Lots 13 & 15, Block 3301, South 15 Degrees 54 Minutes 55 Seconds East, a distance of 702.46 Feet, to a point; Thence
- 18) Along the division line of Lot 1, Block 3324 common with Lot 17, Block 3301, South 70 Degrees 26 Minutes 11 Seconds West, a distance of 2121.65 Feet, to the point and place of beginning.

Hereinabove described lands being all of Village Grande at English Mill 'Phase I', contains 93.18 Ac.±, and is graphically shown on the plan entitled EXHIBIT PLAN FOR PHASE I, VILLAGE GRANDE AT ENGLISH MILL, PLATE 33, BLOCK 3301, LOTS 9-11 & 18, BLOCK 3302, LOTS 10, 92-94, 96-101, BLOCK 4001, LOTS 2, 3 & 6, EGG HARBOR TOWNSHIP, ATLANTIC COUNTY, NEW JERSEY, as was prepared by Consulting Engineer Services, dated 2/04. CES Job #2171-01. File #2171-01-PH01\_DRH.dwg.

  
 MARGARET KULIK, P.L.S.  
 New Jersey License No. 38943

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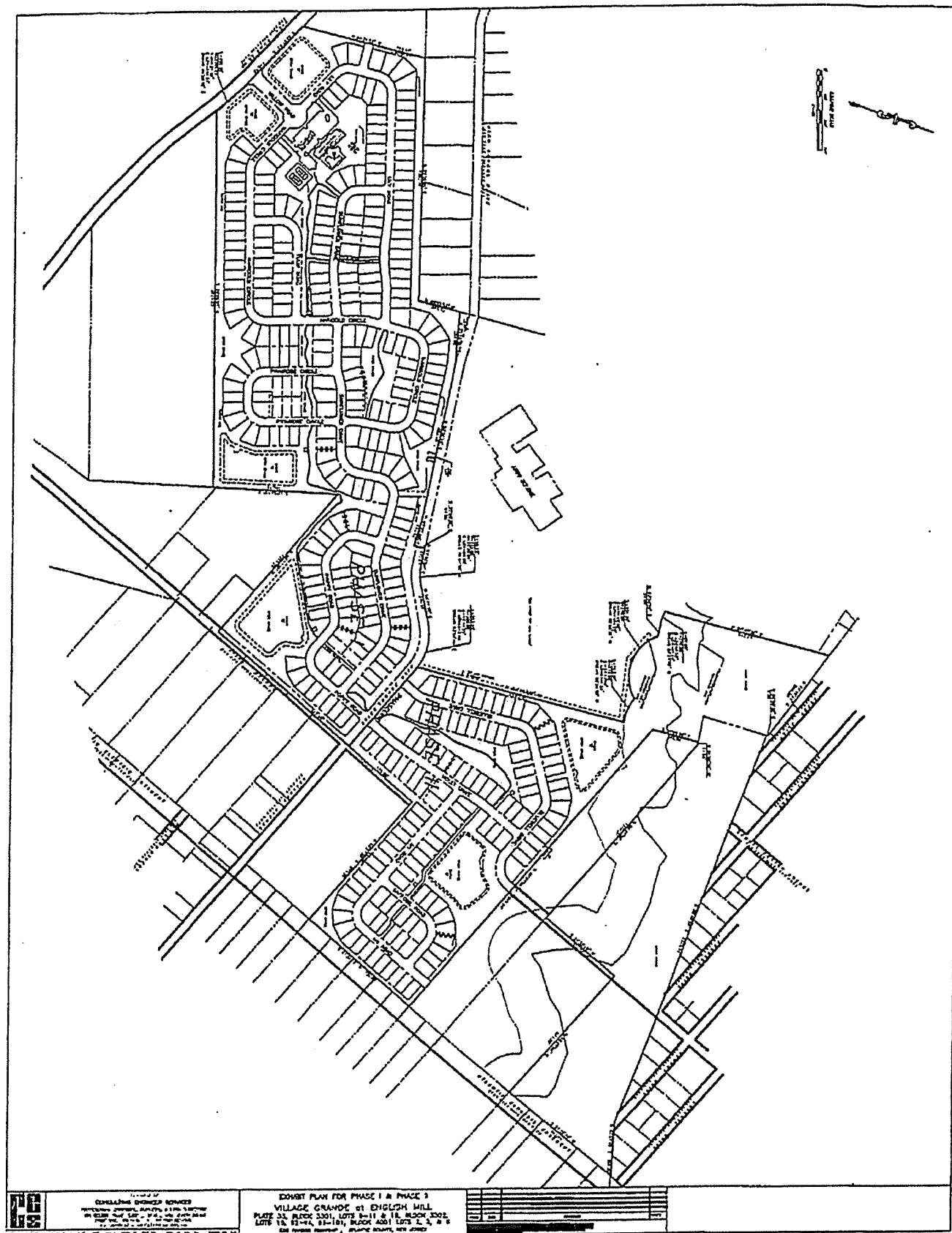


**EXHIBIT B**

to

**DECLARATION OF COVENANTS AND RESTRICTIONS FOR  
THE VILLAGE GRANDE AT ENGLISH MILL**

**Overall Phase Plan for  
The Village Grande at English Mill**

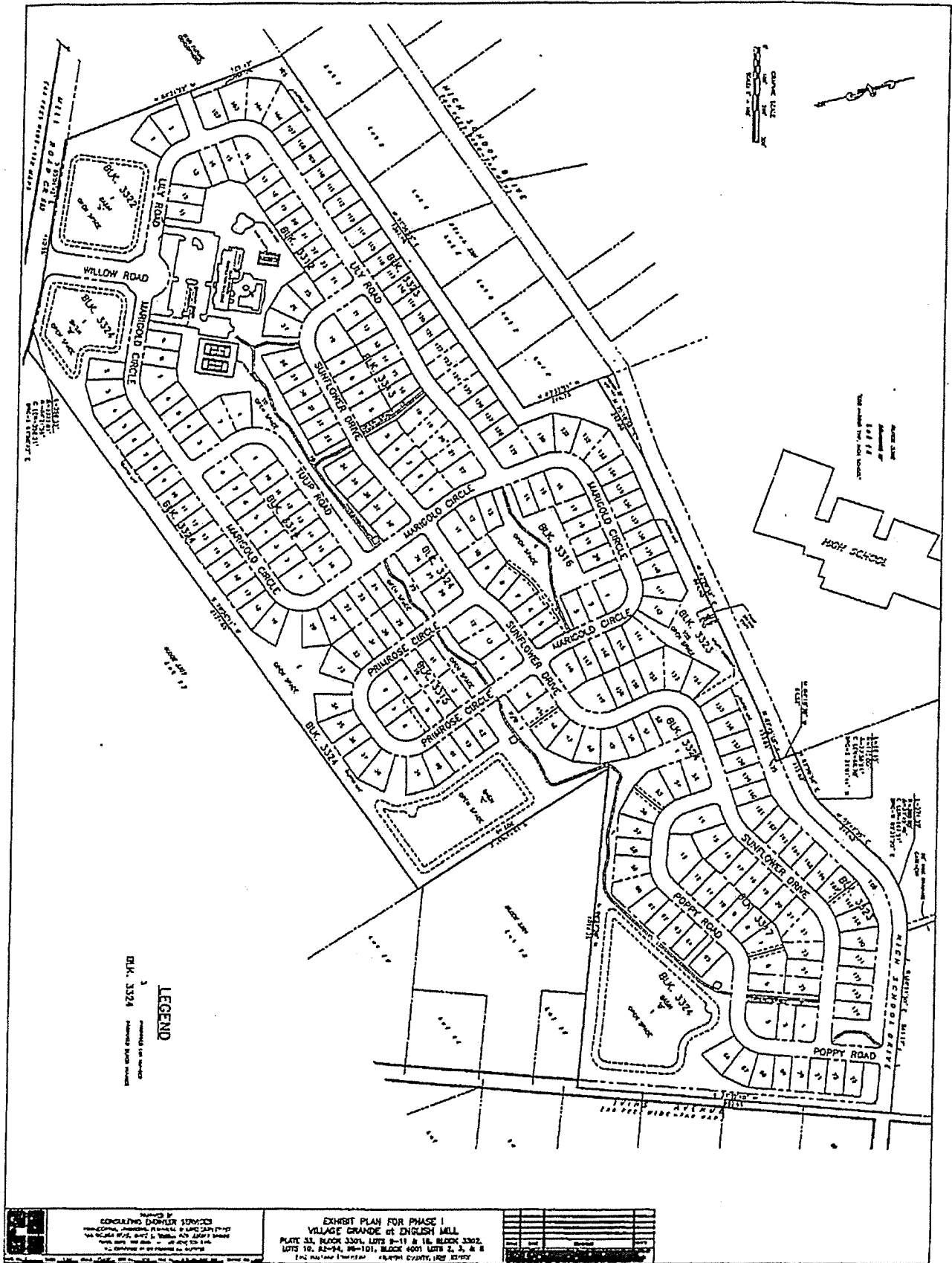


**EXHIBIT B-1**

to

**DECLARATION OF COVENANTS AND RESTRICTIONS FOR  
THE VILLAGE GRANDE AT ENGLISH MILL**

**Phase I Plan**

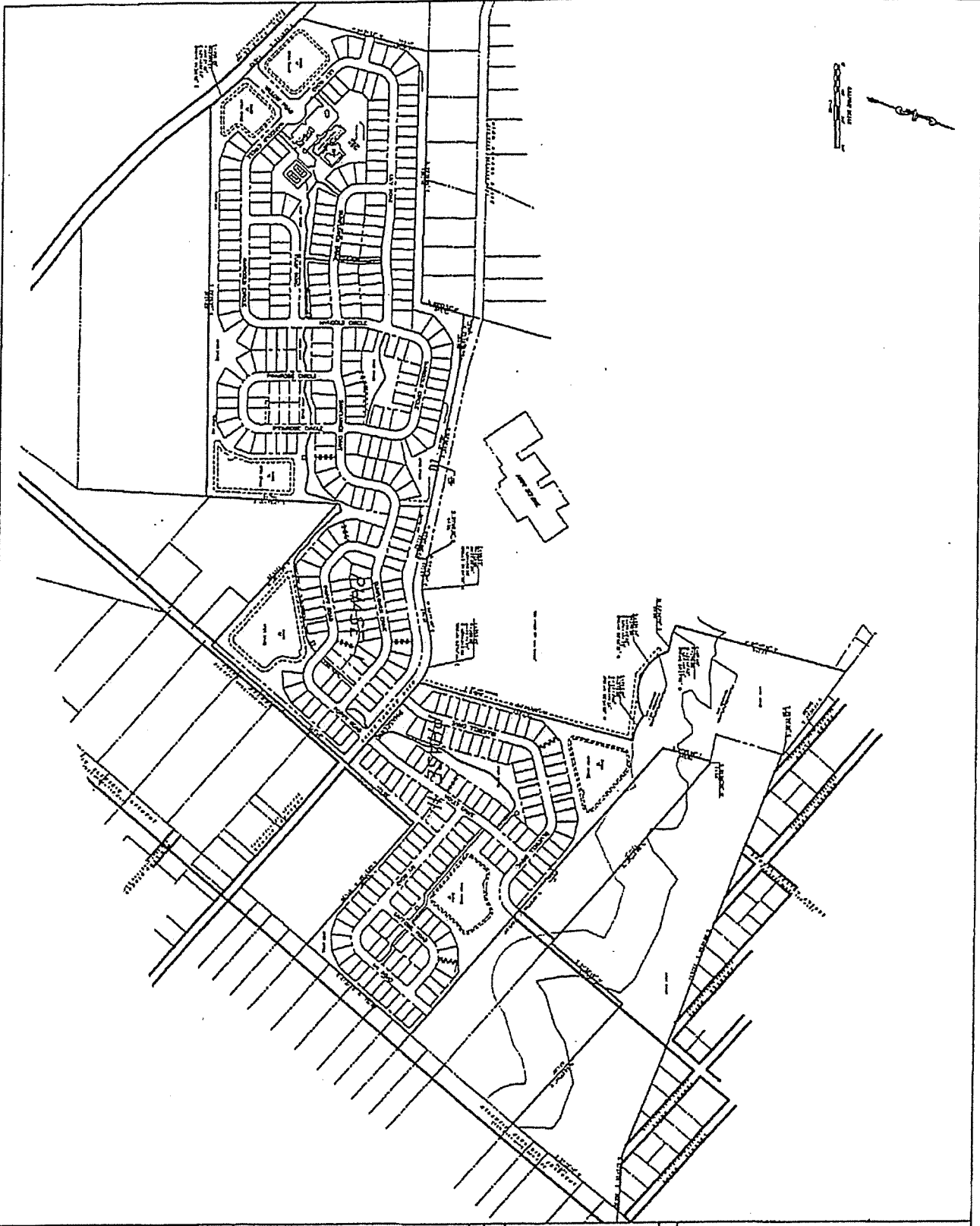


**EXHIBIT B**

to

**DECLARATION OF COVENANTS AND RESTRICTIONS FOR  
THE VILLAGE GRANDE AT ENGLISH MILL**

**Overall Phase Plan for  
The Village Grande at English Mill**



**CG**  
 CONSULTING ENGINEER SERVICES  
 10000 W. 10th Ave., Suite 1000  
 Denver, CO 80202  
 Phone: 303.755.1234  
 Fax: 303.755.1235  
 www.cgcs.com

EDWIST PLAN FOR PHASE I & PHASE II  
 VILLAGE GRANDE AT ENGLISH HILL  
 PLAT 23, BLOCK 3301, LOTS 8-11 & 14, BLOCK 3302,  
 LOTS 12, 13, 15-18, BLOCK 4001 LOTS 1, 2, 3 & 4  
 2007 (Amended, Original Record 402-0000)

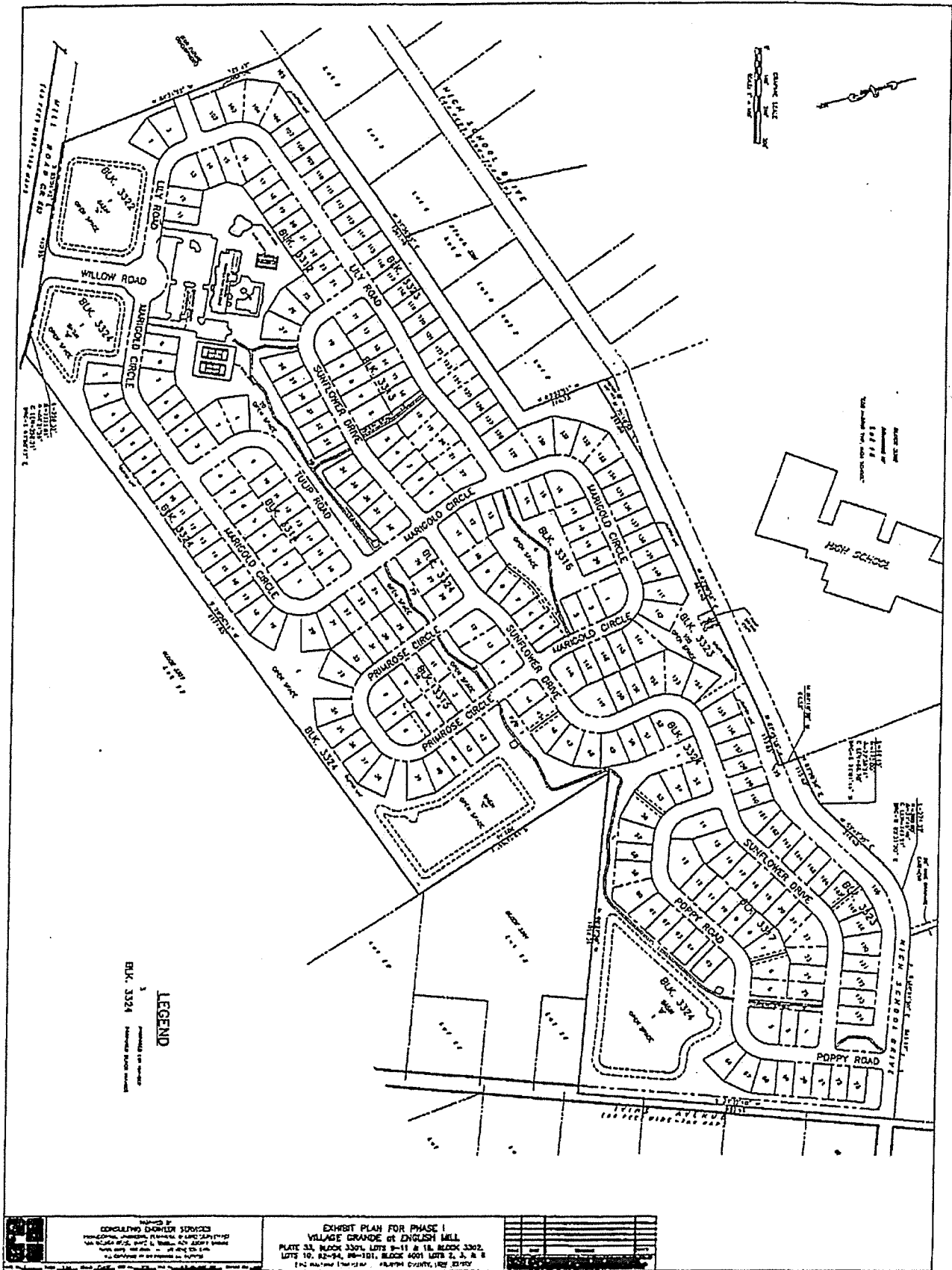
NO. 1	DATE	DESCRIPTION
1	10/1/07	ISSUED FOR PERMIT
2	10/1/07	ISSUED FOR PERMIT
3	10/1/07	ISSUED FOR PERMIT
4	10/1/07	ISSUED FOR PERMIT
5	10/1/07	ISSUED FOR PERMIT
6	10/1/07	ISSUED FOR PERMIT
7	10/1/07	ISSUED FOR PERMIT
8	10/1/07	ISSUED FOR PERMIT
9	10/1/07	ISSUED FOR PERMIT
10	10/1/07	ISSUED FOR PERMIT

**EXHIBIT B-1**

to

**DECLARATION OF COVENANTS AND RESTRICTIONS FOR  
THE VILLAGE GRANDE AT ENGLISH MILL**

**Phase I Plan**



Prepared by  
**CONCEALING DESIGN SERVICES**  
 1700 W. 10th Street, Suite 100, Oklahoma City, Oklahoma 73106  
 Phone: (405) 555-1111  
 Fax: (405) 555-1112  
 E-mail: info@concealing.com

**EXHIBIT PLAN FOR PHASE I**  
**VILLAGE GRANDE at ENGLISH MILL**  
 PLATE 33, BLOCK 3301, LOTS 9-11 & 18, BLOCK 3302,  
 LOTS 10, 82-94, 98-101, BLOCK 4001 LOTS 2, 3, & 8  
 1-2-2010



**EXHIBIT C**

to

**DECLARATION OF COVENANTS AND RESTRICTIONS FOR  
THE VILLAGE GRANDE AT ENGLISH MILL**

**Certificate of Incorporation of  
The Village Grande at English Mill  
Homeowners Association, Inc.**

CERTIFICATE OF INCORPORATION

FOR

THE VILLAGE GRANDE AT ENGLISH MILL HOMEOWNERS ASSOCIATION, INC.

DATED: May 19, 2006

File and Return to:

GREENBAUM, ROWE, SMITH & DAVIS LLP  
Attn: Christine F. Li, Esq.  
P.O. Box 5600  
Metro Corporate Campus I  
Woodbridge, New Jersey 07095

573608.01

The undersigned, who is of full age, in order to form a corporation pursuant to the provisions of the New Jersey Nonprofit Corporation Act, Title 15A of the New Jersey Statutes Annotated, does hereby certify:

**ARTICLE I**

Name

The name of the corporation is "THE VILLAGE GRANDE AT ENGLISH MILL HOMEOWNERS ASSOCIATION, INC.," hereinafter called the "Association".

**ARTICLE II**

Principal Office

The principal office of the Association is located at 20 Gibson Place, Freehold, New Jersey 07728.

**ARTICLE III**

Registered Agent

MITCHELL NEWMAN, located at 20 Gibson Place, Freehold, New Jersey 07728, is hereby appointed the initial registered agent of this Association.

**ARTICLE IV**

Purpose and Powers of the Association

This Association 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 Property described in the Exhibits of a certain Declaration entitled "Declaration of Covenants and Restrictions for The Village Grande at English Mill" recorded or intended to be recorded in the Office of the Clerk of Atlantic County, as same may be amended and supplemented as therein provided and to promote the health, safety and welfare of the residents within the above described property and for these purposes:

- A. To exercise all of the powers and privileges and to perform all of the duties and obligations of the Association as set forth in the Declaration and in the By-Laws of the Association, as they both may be amended and supplemented from time to time as therein

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provided, said Declaration and By-Laws being incorporated herein, as if set forth at length;

- B. To fix, levy, collect and enforce payment by any lawful means of all charges or assessments pursuant to the terms of said Declaration and By-Laws of the Association; to pay all expenses in connection therewith and all office and other expenses incident to the conduct of the business of the Association, including all licenses, taxes or governmental charges levied or imposed against the property of the Association;
- C. 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 Association;
- D. 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
- E. To have and to exercise any and all powers, rights and privileges which a corporation organized under the Nonprofit Corporation Law of the State of New Jersey by law may now or hereafter have or exercise.

ARTICLE V

Membership

Every person or entity who is a record owner of a fee interest in any Home which is subject to the Declaration and qualifies in accordance with the By-Laws shall be a member of the Association. 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 Home shall be the sole qualification for membership. Upon termination of the interest of the Owner, his membership shall automatically terminate and shall be transferred and shall inure to the new Owner succeeding him in interest.

ARTICLE VIBoard of Trustees

The affairs of this Association shall be managed by a Board of Trustees. The initial Board of Trustees shall be composed of three (3) persons who need not be members of the Association. The number of Trustees may be changed pursuant to the By-Laws of the Association. The names and addresses of the persons who are to act in the capacity of Trustees until the selection of their successors are:

Mr. Al Garfall  
700 East Gate Drive  
Mt. Laurel, NJ 08054

Mr. Jamie Earle  
700 East Gate Drive  
Mt. Laurel, NJ 08054

Mr. Mitchell Newman  
700 East Gate Drive  
Mt. Laurel, NJ 08054

The method of electing Trustees shall be set forth in the By-Laws of the Association.

ARTICLE VIIDistribution of Assets

Upon dissolution, the assets of the Association shall be distributed as provided in the By-Laws of the Association.

ARTICLE VIIIDuration

The Association shall exist perpetually.

ARTICLE IXAmendments

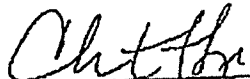
Amendment of this Certificate shall require the assent of seventy-five (75%) percent of the members of the Association.

05/19/2006 11:09

GREENBAUM, ROWE & SMITH, ESQ. → Fax: 16099846851

May 22 2006 10:54am P006/006  
NO. 895 0007

IN WITNESS WHEREOF, for the purpose of forming this nonprofit corporation under the laws of the State of New Jersey, the undersigned, the incorporator of this Association, has executed this Certificate of Incorporation this 19<sup>th</sup> day of May, 2006.

  
\_\_\_\_\_  
Christine F. Li

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**EXHIBIT D**

to

**DECLARATION OF COVENANTS AND RESTRICTIONS FOR  
THE VILLAGE GRANDE AT ENGLISH MILL**

**By-Laws of  
The Village Grande at English Mill  
Homeowners Association, Inc.**

**BY-LAWS**  
**OF**  
**THE VILLAGE GRANDE AT ENGLISH MILL HOMEOWNERS ASSOCIATION, INC.**



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BY-LAWS  
OF  
THE VILLAGE GRANDE AT ENGLISH MILL HOMEOWNERS ASSOCIATION, INC.

ARTICLE I  
NATURE OF BY-LAWS

1.01. Purpose. These By-Laws are intended to govern the administration of The Village Grande at English Mill Homeowners Association, Inc. (the "Association"), a non-profit corporation organized under Title 15A of the New Jersey Statutes Annotated, and provide for the management, administration, utilization and maintenance of the Property described in the Declaration for The Village Grande at English Mill (the "Declaration"), and any amendments or supplements thereto.

1.02. Definitions. Unless the context clearly indicates otherwise, all definitions set forth in the Declaration for The Village Grande at English Mill are incorporated herein by reference.

1.03. Fiscal Year. The fiscal year of the corporation shall be determined by the Board of Trustees.

1.04. Principal Office. The principal office of the corporation is initially located at 20 Gibson Place, Freehold, New Jersey 07728.

ARTICLE II  
MEMBERSHIP AND VOTING RIGHTS

2.01. Members. Every person, firm, association, corporation or other legal entity, including the Developer, who is a record Owner or Co-Owner of the fee simple title to any Home shall be a Member of the Association; provided, however, that any person, firm, association, corporation, or legal entity who holds such title or interest to a Home 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 of the Association. Despite anything to the contrary in the preceding, the Developer shall have one (1) membership in the Association for each contemplated Home which has not

been conveyed to an individual purchaser, not to exceed the number of Homes approved by the municipality.

2.02. Member in Good Standing. A Member shall be deemed to be in good standing for voting purposes, as well as any related requirement as may be established by the Board of Trustees, if, at least thirty (30) days prior to the date fixed for such meeting, he has fully paid all installments due for assessments made or levied against him and his Home by the Board of Trustees as hereinafter provided, together with all interest, costs, attorney's fees penalties and other expenses, if any, properly chargeable to him and to his Home. Any date set forth in these By-Laws for determining good standing for voting purposes, as well as any related requirement which may be established by the Board of Trustees, shall be deemed supplemental to, and not in derogation of, the record date provisions of N.J.S.A. 15A:5-7.

2.03. Associate Members. Every person who is entitled to possession and occupancy of a Home as a tenant or lessee of a Owner pursuant to Article X of the Declaration may be an Associate Member of the Association, but shall not be entitled to any vote with respect to Association matters.

2.04. Change of Membership. Change of membership shall be accomplished by recording in the Office of the Atlantic County Clerk a deed or other instrument establishing a record title to a Home, and delivery to the Secretary of the Association of a certified copy of such instrument, together with such sums of money as are required for the payment of any initiation fee, contribution to capital or escrow deposit. The membership of the prior Owner shall be thereby terminated.

2.05. Rights of Membership. Every person who is entitled to membership in the Association and permanently resides in a Home, pursuant to the provisions of the Certificate of Incorporation and these By-Laws, including any Associate Member, shall be privileged to use and enjoy the Common Property, subject to the right of the Association to:

- (a) Promulgate, adopt and enforce rules and regulations governing such use and enjoyment; and

- (b) Suspend the use and enjoyment of the Common Property as provided in Section 2.06; and
- (c) Transfer, grant or obtain easements, licenses and other property rights with respect to the Common Property as provided in Section 6.01(k) of Article VI hereof.

2.06. Suspension of Rights. The membership and voting rights of any member may be suspended by the Board of Trustees for any period during which any assessment against the Home to which his membership is appurtenant remains unpaid; but upon payment of such assessments, and any interest accrued thereon, and any costs associated with the collection thereof, including reasonable attorneys' fees, by cash, money order, or certified or collected funds, his rights and privileges shall be immediately and automatically restored. Section 2.02 hereof shall govern the restoration of voting rights. Further, if rule and regulations governing the use of the Common Property or Homes, or the conduct of persons in the Community thereon have been adopted and published, as authorized in these By-Laws, the rights and privileges of any person in violation thereof or in violation of any non-monetary covenant of the Declaration may be suspended at the discretion of the Board of Trustees for a period not to exceed thirty (30) days for any single violation, but if the violation is of a continuing nature, such rights and privileges may be suspended indefinitely until such time as the violation is abated. No such action shall be taken by the Board of Trustees until the Owner is afforded an opportunity for a hearing consistent with the principles of due process of law.

2.07. Association Initiation Fee. Each Owner, excluding Developer, shall pay to the Association upon acquisition of title to his Home a nonrefundable and nontransferable Association initiation fee of not more than \$350.00, which will be available to the Association for (i) the off-set of cash flow or budget deficits, (ii) payment of operating expenses, (iii) operating contingency reserves, (iii) repair and replacement and/or deferred maintenance reserve, (iv) working capital reserve, and/or (v) any other lawful

purposes(s) permitted by the Governing Documents. If imposed, payment of such sum shall be a condition precedent to exercise rights of membership in the Association upon the initial sale or a subsequent transfer of title to a Home. Any unpaid initiation fee shall be deemed a lien on the Home in the same manner as any unpaid Common Expenses attributable to such Home.

2.08. Contribution to Working Capital. Each Owner, excluding Developer, shall pay to the Association upon acquisition of title to his Home a nonrefundable and nontransferable contribution to the working capital of the Association in an amount of \$550.00 at the time of the acquisition, which will be available to the Association for (i) the off-set of cash flow or budget deficits, (ii) payment of operating expenses, (iii) operating contingency reserves, (iii) repair and replacement and/or deferred maintenance reserve, (iv) working capital reserve, and/or (v) any other lawful purposes(s) permitted by the Governing Documents. Payment of such sum shall be a condition precedent to the exercise of rights of membership in the Association upon the initial sale or a subsequent transfer of title to a Home. Any unpaid working capital contribution shall be deemed a lien on the Home in the same manner as any unpaid Common Expenses attributable to such Home.

2.09. Votes. Each Owner shall be entitled to such vote(s) for each Home to which he holds title as is provided in Article V, Section 5.01 of the Declaration. When more than one person holds title, the vote(s) for each Home shall be exercised as the Co-Owners themselves determine. When one or more Co-Owners signs a proxy or purports to vote for his or her Co-Owners, such vote(s) shall be counted unless one or more of the other Co-Owners is present and objects to such vote(s); or, if not present, submits a proxy or objects in a writing delivered to the Secretary of the Association before the vote(s) is counted. If Co-Owners disagree as to the vote(s), the vote shall be split equally among the Co-Owners.

ARTICLE III

MEETINGS OF OWNERS

3.01. Place of Meetings. All meetings of the Members of the Association shall be held at the Community or at such other place convenient to the members as may be designated by the Board of Trustees.

3.02. Annual Meetings. All annual meetings of the Association shall be held on the day and month of the year to be established by the Board of Trustees, except that the first such annual meeting shall be held not more than thirteen (13) months following the incorporation of the Association. The election of Trustees shall take place at each annual meeting subsequent to the Transition Elections held in accordance with Section 4.03. If the election of Trustees is not held at the annual meeting or any adjournment of such meeting, the Board of Trustees shall cause the election to be held at a special meeting as soon thereafter as may be convenient. At such special meeting, the Owners may elect the Trustees and transact other business with the same force and effect as at an annual meeting duly called and held. All proxies validly received for the originally scheduled meeting shall remain in full force and effect for any such adjourned meeting or special meeting, and new proxies may be received for any such subsequent meeting.

3.03. Special Meetings. Following the Transition Elections, special meetings of Owners may be called by the President whenever he deems such a meeting advisable, or shall be called by the Secretary upon the order of the Board of Trustees or upon the written request of Members representing not less than twenty-five (25%) percent of all the votes entitled to be cast at such meeting. Such request shall state the purpose(s) of such meeting and the matter(s) proposed to be acted upon. Unless Owners representing at least fifty (50%) percent of all votes entitled to be cast request such a meeting, no special meeting may be called to consider any matter which is substantially the same as a matter voted upon at any meeting of the Owners held during the preceding twelve (12) months, which determination shall be made in the sole and absolute discretion of the Board of Trustees.



3.04. Notice of Meeting. Except as otherwise provided by law and Section 4.03 herein with respect to transition elections, law or these By-Laws, notice of each meeting of Owners, whether annual or special, shall be given not less than ten (10) days, nor more than ninety (90) days before the day on which the meeting is to be held, to each Owner at his last known address, by delivering a written or printed notice to each Owner, or by mailing such notice, postage prepaid. Every such notice shall state the time, place, and purpose of the meeting. Notice of any meeting of Owners shall not be required to have been sent to any Owners who shall attend such meeting in person or by proxy. Notice of any adjourned meeting of the Owners shall not be required to be given except when expressly required by law. Except as otherwise expressly required by law, no publication of any notice of a meeting of Owners shall be required.

3.05. Quorum and Adjourned Meetings. At such meeting of the Association, persons (including Developer or its representatives) holding twenty-five (25%) percent of the authorized votes present, in person or by proxy, shall constitute a quorum for the transaction of business except where otherwise provided by law. In the absence of a quorum, the person holding votes present in person or by proxy and entitled to vote, may, by majority vote, adjourn the meeting from time to time, until a quorum shall be present or represented. At any such adjourned meeting at which a quorum may be present any business may be transacted which might have been transacted at the meeting originally called.

3.06. Organization. At each meeting of the Association, the President, or, in his absence, the Vice President, or in the absence of both of them, a person chosen by a majority vote of the Members in Good Standing present in person or represented by proxy, 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.

3.07. Voting On Questions. Only Owners who are Members in Good Standing shall be entitled to vote on questions. A majority of votes present in person or by proxy at any duly constituted meeting of the membership shall

be sufficient on those questions submitted to a vote of the membership. The vote on any question need not be taken by ballot, unless (i) the chairperson of the meeting determines a ballot to be advisable, or (ii) a majority of the votes present at the meeting determine that the vote on the question submitted shall be taken by ballot.

3.08. Voting in Elections of Trustees. Only Owners who are Members in Good Standing shall be entitled to vote in elections of Trustees. The election of Trustees shall be conducted by written ballot, and the Owner(s) of each Home present in person or by proxy shall be entitled to one vote for each Home to which he holds title. If, at any meeting at which an election is held, more than twice the number of candidates to be elected are nominated, there shall be two ballots cast. At the end of the tabulation of the first ballot, the field of nominees shall be reduced so that there are twice as many candidates as there are positions to be filled, with the remaining candidates receiving the fewest votes being eliminated from the ensuing ballot. A second ballot shall be held, and on the second ballot, the persons receiving the plurality of votes will be deemed to be elected in order to fill the vacant positions. If there are not more than twice the number of nominees for the number of positions to be filled, there shall be one ballot, with the persons receiving the highest numbers of votes being elected in order to fill the vacancies on the Board. If ever applicable, candidates polling the highest numbers of votes will be considered elected for the longest period of years. Election of Trustees at all meetings shall be in accordance with this Section 3.08.

3.09. Ballot by Mail. The Board, in lieu of calling a membership meeting, may submit any question or election other than a Transition Election to a vote of the membership by a ballot by mail. No ballot by mail shall be valid or tabulated unless the signature of the Owner(s) submitting the ballot has been verified on the ballot according to procedures adopted by the Board of Trustees, if any. The Board shall appoint judges to tabulate the ballot, whose report shall be included in the minute book. In order to conduct a ballot by mail for a question submitted to a vote of the membership, the Board

of Trustees shall serve a notice upon all Members in Good Standing which shall (i) state with specificity in terms of motion(s) the question(s) upon which the vote is to be taken; (ii) state the date by which ballots must be received in order to be counted; (iii) provide an official ballot for the purposes of the vote; and (iv) state the date upon which the action contemplated by the motion(s) shall be effective, which date shall be not less than ten (10) days after the date ballots must be received. No actions contemplated by a motion or question submitted to a ballot by mail shall be taken unless that number of Members in Good Standing that would constitute a quorum under the provisions of Section 3.05 herein submit ballots and a majority of the ballots cast approve such motion or question.

In order to conduct a ballot by mail for an election of Trustees, the Board shall serve a notice upon all Members which shall (i) provide an official ballot for the purposes of the election; and (ii) state the date by which the ballot must be received to be counted.

3.10. Proxies. Proxy ballots shall be permitted with respect to (i) all elections of Trustees, (ii) all amendments to the Certificate of Incorporation, the Declaration or these By-Laws, (iii) or any other matter which properly comes before a meeting of the membership of the Association. Each proxy shall be in writing, signed by the individual Owners (or in the case of joint owners by any one of them), or by his or their duly authorized representative(s) and delivered to the Secretary of the Association, or such other person as the President may designate, at least 24 hours prior to the commencement of the meeting at which ballots are to be cast. Proxies may be revoked at any time prior to the opening of the polls, and no proxy shall be voted on after eleven (11) months from its date unless the proxy provides for a longer period, not to exceed three (3) years from the date of execution. All proxies shall be substantially in the form prescribed by the Board of Trustees, and if not in such form, shall be deemed invalid, which determination shall be made in the sole and absolute discretion of the Board of Trustees.

3.11. Judges. If at any meeting of the Owners a vote by ballot shall be taken, the chairperson of such meeting shall appoint two (2) persons to act as Judges with respect to the ballots. Each Judge so appointed shall first subscribe an oath to execute faithfully the duties of a Judge with strict impartiality and according to the best of his ability. Such Judges shall decide upon the qualifications of voters, shall report the number of votes represented at the meeting and entitled to vote on such question, shall conduct and accept the votes, and when the voting is completed, shall ascertain and report the number of votes respectively for and against the questions; but, as to the election of Trustees, the number of votes received by each candidate need not be reported. 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 Trustee of the Association may be a Judge on any question other than a vote for or against his election to any position with the Association or any other question in which he may be directly interested.

3.12. Order of Business. The order of business at the annual meeting of the Owners 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.
- (d) Appointment of Judges of Election, if appropriate.
- (e) Election of Trustees, if appropriate.
- (f) Receiving reports of officers.
- (g) Receiving reports of committees.
- (h) Old business.
- (i) New business.
- (j) Adjournment.

ARTICLE IV

BOARD OF TRUSTEES

4.01. Qualifications. The following criteria shall be qualifications for nomination, appointment or election to a Trusteeship:

- (a) Member in Good Standing: Membership in good standing and ownership of a Home shall be a qualification for nomination, appointment, election or service as a Trustee, and for continued service on the Board, excluding any Trustee representing the Developer.
- (b) Representation: Partnerships, corporations, limited liability companies or fiduciaries holding memberships in good standing may designate individuals to be eligible for nomination, appointment or election as Trustees in accordance with the following qualifications:
  - (i) Partnership designees shall be members, employees or agents of the partnership;
  - (ii) Corporate designees shall be officers, stockholders, employees or agents of the corporation;
  - (iii) Limited liability company designees shall be members or managers of the limited liability company; and
  - (iv) Fiduciary designees shall be fiduciaries, officers, or employees of the fiduciary.

Co-Owners holding a membership in good standing may designate any one of them, but only one of them, to be eligible for nomination, appointment or election as a Trustee; however, in the case of any disagreement, the express consent of a majority of such Co-Owners shall be required for any one of them to be eligible.

- (c) Disqualification of Trustees. Any Trustee whose membership in the Association is not in good standing for thirty (30) consecutive days shall automatically

be disqualified as a Director upon expiration of said thirty (30) day period and a replacement shall be appointed by the Board of Trustees within thirty (30) days thereafter to serve the remainder of the term as contemplated by Section 4.06 hereof.

Despite the aforesaid, any Trustee who conveys title to his Home and no longer holds title to any other Home is automatically disqualified as a Trustee effective on the date of said conveyance.

4.02. Number. The Board of Trustees shall initially consist of three (3) Trustees (Trustees "A", "B" and "C"). Upon the initial conveyance of one hundred (100) Homes (i.e. 25% of the total number of proposed Homes), the Board shall be expanded to five (5) Trustees, designated Trustees "A", "B", "C", "D", and "E".

4.03. Transition Elections. Within thirty (30) days after the initial conveyances by the Developer of one hundred (100) Homes (i.e. 25% of the total number of proposed Homes), the President shall call a special meeting of the Membership of the Association for the purpose of holding the first election of Owners to the Board of Trustees ("Transition Election"). At this special meeting, Owners other than Developer shall be entitled to vote for and elect Trustees A and B from among such Owners in accordance with the provisions of Article III of these By-Laws, and the Developer shall be entitled to appoint Trustees C, D and E.

Within thirty (30) days after the initial conveyance by the Developer of two hundred ninety-eight (298) Homes (i.e. 75% of the total number of proposed Homes), the President shall again call a special meeting of the Membership of the Association for the purpose of holding a Second Transition Election. At this special meeting, Owners other than the Developer shall be entitled to vote for and elect Trustees C and D from among such Owners in accordance with the provisions of Article III of these By-Laws and the Developer shall be entitled to appoint Trustee E for so long as any Home remains unsold in the ordinary course of its business.

Within thirty (30) days after all Homes have been initially conveyed, the President shall again call a special meeting for the third Transition Election at which Owners other than the Developer shall be entitled to vote for and elect Trustee E from among such Owners in accordance with the provisions of Article III hereof; provided that the Developer shall be entitled in its discretion to relinquish Trusteeship E at the time of the second Transition Election or any time thereafter prior to the conveyance of the last Home.

In spite of the foregoing, if ten (10) years after the conveyance of the first Home, Owners other than the Developer still own less than 298 Homes, Owners other than the Developer may elect Trustees sufficient to assume control of the Board provided that the Owners other than the Developer agree by majority vote to assume such control as provided by N.J.A.C. 5:26-8.4(d).

Further, only Owners who are Members in Good Standing shall be eligible to be nominated, elected, or to serve on the Board of Trustees, except that in the case of Owners which are partnerships, corporations, limited liability companies or fiduciaries, including Developer, a designee shall be eligible if the Owner is a Member in Good Standing.

Notice of the special meetings called pursuant to this Section for the purpose of holding Transition Elections shall be given not less than twenty (20) nor more than thirty (30) days prior to the date of the meeting.

Regardless of whether or not administrative control of the Board of Trustees has been surrendered to the Owners, as improvements to the Common Property are completed, the Developer shall cause same to be turned over to the Association at which time the Association shall assume responsibility for the repair and maintenance of same. The satisfactory completion of such improvements shall be evidenced by a certificate signed by an independent architect or engineer selected by the Board of Trustees. This will in no way relieve the Developer of its warranty obligations pursuant to N.J.S.A. 46:3B-1 et seq.

4.04. Term of Office. Developer-appointed Trustees A and B shall serve until their successors have been qualified and elected at the Transition Election. Trustees A and B elected at the First Transition Election shall serve terms expiring at the annual meeting of the membership held in the second calendar year following the year in which the Transition Election is held. Trustees C, D and E shall serve a term expiring at the annual meeting held in the calendar year following the year in which the current term of Trustees A and B expires. Thereafter, all Trustees shall serve for two year terms.

It is the purpose and intent hereof that subsequent to the Second and Third Transition Elections, whichever is applicable, the terms of Trustees A and B shall expire in alternate years to the terms of Trustees C, D and E.

4.05. Removal of Members of the Board of Trustees. At any duly held and constituted regular or special meeting of the Owners, any one or more Trustees may be removed with or without cause by vote of the majority of the Owners present, provided that the notice of the meeting expressly includes this item. A successor may then and there be appointed by a majority of the remaining Owner-elected Trustees to fill the vacancy thus created. Each person so appointed shall be a Trustee for the remainder of the term of the Trustee whose term he is filling and until his successor is duly elected and qualified. Any Trustee whose removal has been proposed shall be given an opportunity to be heard at the meeting. The failure of any Trustee to be a Member in Good Standing for a period of thirty (30) days or more shall be grounds for removal without any vote of the Members. An Owner-elected Trustee cannot be removed except by a majority vote of the Owners present other than the Developer. In the event that all of the Trustees are removed, successors shall be elected by the Owners other than the Developer in the manner set forth in Section 4.03 to fill the vacancies thus created. This section shall not apply to any Trustee appointed by the Developer.

4.06. Vacancies. Vacancies on the Board of Trustees caused by any reason other than the removal of a Trustee by a vote of the Owners shall be filled by a vote of a majority of the remaining Trustees, including the



Developer's appointees, at a special meeting of the Board of Trustees held for that purpose promptly after the occurrence of any such vacancy. Each person so elected shall be a Trustee for the remainder of the term of the Trustee whose term he is filling and until his successor shall have been duly elected and qualified. Despite the foregoing, until the First Transition Election, the Developer shall have the right to fill all vacancies on the Board of Trustees by appointment. Owner-elected vacancies on the Board of Trustees shall only be filled by Owners other than the Developer, whether same are appointed pursuant to the provisions herein, or elected pursuant to the provisions of Section 4.05.

ARTICLE V  
TRANSACTION OF BUSINESS BY THE  
BOARD OF TRUSTEES

5.01. 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 Certificate of Incorporation, the Declaration, these By-Laws, and by law.

5.02. Developer's Protective Provisions. After control of the Board of Trustees has become vested in Trustees elected by Members other than the Developer, and so long as the Developer owns at least one (1) Home and holds same for sale in the ordinary course of business, the following shall apply:

- (a) Neither the Association nor its Board of Trustees shall take any action that will impair or adversely affect the rights of the Developer or cause the Developer to suffer any financial, legal or other detriment, including but not limited to any direct or indirect interference with the sale of Homes, or the assessment of the Developer for capital improvements.
- (b) The Association and its Board of Trustees shall continue the same level of maintenance, operation and

services as provided immediately prior to the assumption of control of the Association and the Board of Trustees by Members other than the Developer.

- (c) In furtherance of the foregoing provisions, the Developer shall have the right to veto any and all actions of the Association or the Board of Trustees which may have any direct or indirect detrimental impact upon the Developer as may be determined in the sole discretion of the Developer.
- (d) The Developer shall exercise its veto right, in its sole and absolute discretion, within ten (10) days after its receipt of notice that a resolution or other action is proposed or within ninety (90) days of receiving notice that a resolution or other action has been taken by the Association or its Board of Trustees. In such event, the Developer shall notify the Secretary of the Association of its exercise of its veto right and any such proposal or action shall be deemed null and void ab initio and of no further force and effect.

The aforementioned protective provisions shall be construed in accordance with and not in derogation of N.J.A.C. 5:26-8.4 of the regulations promulgated pursuant to the New Jersey Planned Real Estate Development Full Disclosure Act, N.J.S.A. 45:22A-1 et seq., and same shall not be amended without the express written consent of the Developer.

5.03. Meeting of the Board; Notices; Waiver of Notice. The first meeting of the Board shall be held within ten (10) days after the first annual meeting of the Owners and at such time and place as shall be fixed by a majority of the Board. No notice shall be necessary. Thereafter, regular meetings of the Board may be held at such time and place as shall be determined from time to time by a majority of the Board, but at least two (2) meetings shall be held each year. Notice of regular meetings of the Board

shall be given to each Trustee by telephone, mail, or telegram at least three (3) days prior to the day of the meeting. Special meetings of the Board may be called by the President on three (3) days notice to each Trustee given by telephone, mail or telegram, which notice shall state the time, place and purpose of the meeting. Special meetings of the Board shall be called by the President or the Secretary in like manner and on like notice on the written request of at least two (2) Trustees. Any Trustee may waive notice of any meeting of the Board in writing at any time, and such waiver shall be deemed equivalent to the giving of notice. Actual attendance by a Trustee at any meeting of the Board shall constitute a waiver of notice by him of the time and place thereof. If all the Trustees are present at any meeting of the Board, no notice shall be required and any business may be transacted at such meeting. Meetings of the Board of Trustees shall be conducted in accordance with N.J.S.A. 45:22A-46 and N.J.A.C. 5:20-1.1 and Section 5.08 herein.

5.04. Quorum and Adjourned Meetings. At all meetings of the Board of Trustees, a majority of the Trustees shall constitute a quorum for the transaction of business and the votes of a majority of the Trustees present and voting at a meeting at which a quorum is present shall constitute a valid decision. If at any meeting of the Board, there shall be less than a quorum present, the Trustee present shall adjourn the meeting to a new date. At any such adjourned meeting at which a quorum is present, any business which may have been transacted at the original meeting may be transacted without further notice. The vote of a majority of those present at a Board meeting at which a quorum is present shall be necessary for valid action by the Board on any matter.

5.05. Joinder in Meetings by Approval of Minutes. Subject to the provisions of N.J.S.A. 45:22A-46 and N.J.A.C. 5:20-1.1, the transaction of any business at any meeting of the Board, however called and noticed, or wherever held, shall be as valid as if transacted at a meeting duly held after regular call and notice, if (i) a quorum is present; and (ii) either before or after the meeting, each Trustee signs a written waiver of notice, or a consent to the holding of the meeting, or an approval of the minutes thereof or of the

resolution or act adopted at such meeting. All such waivers, consents or approvals shall be in writing and filed with the Secretary and made a part of the minutes of the meeting even though filed subsequent thereto.

5.06. Non-Waiver. All the rights, duties and privileges of the Board 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.

5.07. Consent in Lieu of Meeting and Vote. Subject to the provisions of N.J.S.A. 45:22A-46 and N.J.A.C. 5:20-1.1, despite anything to the contrary in these By-Laws, the Certificate of Incorporation or the Declaration, the entire Board of Trustees shall have the power to take action on any matter on which it is authorized to act, without the necessity of a formal meeting and vote if the entire Board, or all the Trustees empowered to act, whichever the case may be, shall consent in writing to such action.

5.08. Meetings Open to Owners; Notice. All Meetings of the Board of Trustees, except conferences or working sessions at which no binding votes are to be taken, shall be open to attendance by all Owners, subject to those exceptions set forth in N.J.S.A. 45:22A-46 and N.J.A.C. 5:20-1.1, as now or hereafter amended. The Board of Trustees may exclude or restrict attendance at those meetings, or portions of meetings, at which any of the following matters are to be discussed: 1) any matter the disclosure of which would constitute an unwarranted invasion of individual privacy; 2) any pending or anticipated litigation or contract negotiations; 3) 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 4) any matter involving the employment, promotion, discipline or dismissal of a specific officer or employee of the Association. Adequate written notice of the time, place and the agenda, to the extent known, of all such open meetings shall be given by the Board of Trustees to all Owners at least forty-eight (48) hours in advance of such meeting in the manner required by N.J.A.C. 5:20-1.2(b). Moreover, the Board of Trustees shall also within seven (7) days

following the Annual Meeting of the Association post, mail to newspapers and file with the administrator of the business office of the Association a schedule of the regular meetings of the Board of Trustees to be held in the succeeding year, as prescribed by N.J.A.C. 5:20-1.2(c) and make appropriate revisions thereto, all as required by N.J.A.C. 5:20-1.2(c)1.

#### ARTICLE VI

##### POWERS AND DUTIES OF BOARD OF TRUSTEES

6.01. General Powers and Privileges. Subject to the Declaration, the Association may do all that it is legally entitled to do under the laws applicable to its form of organization. The Association shall discharge its powers in a manner that protects and furthers the health, safety and general welfare of the residents of the Community. The Association shall provide a fair and efficient procedure for the resolution of disputes between individual Owners and the Association, and between different Owners, that shall be readily available as an alternative to litigation.

The Board of Trustees shall have these powers, which include but which are not necessarily limited to the following, together with such other powers as may be provided herein or in the Declaration, or By-Laws, or which may be necessarily implied.

- (a) To employ, by contract or otherwise, a manager, managing agent or an independent contractor, to oversee, supervise and carry out the responsibilities of the Board. Such manager or independent contractor shall be compensated upon such terms as the Board deems necessary and proper; and
- (b) To employ any person, firm or corporation to repair, maintain or renovate the Property; to lay pipes or culverts; to bury utilities; to put up lights or poles; to erect signs and traffic and safety controls of various sorts on the Property; and

- (c) To employ professional counsel and to obtain advice from persons, firms or corporations such as, but not limited to, landscape architects, architects, engineers, lawyers and accountants; and
- (d) To employ or contract for water and sewer, electricity and gas or other forms of utilities, cable or master antenna television; and
- (e) To adopt, amend, and publish rules and regulations covering the details of the operation and use of the Property; and
- (f) To employ all managerial personnel necessary, or enter into a managerial contract for the efficient discharge of the duties of the Board of Trustees hereunder; and
- (g) To arrange for security protection as necessary; and
- (h) To enforce obligations of the Owners and do anything and everything else necessary and proper for the sound management of the Property, including the right to bring or defend lawsuit to enforce the terms, conditions and restrictions contained in the Declaration, these By-Laws, or any Rules and Regulations; and
- (i) To borrow and repay monies giving notes, mortgages or other security upon such term or terms as it deems necessary; and
- (j) To invest and reinvest monies, sue and be sued, collect interest, dividends, and capital gains; exercise rights; pay taxes; make and enter into contracts; enter into leases or concessions; make and execute any and all proper affidavits for various purposes; compromise any action without leave of court; and all other powers contained herein, and those necessary and incidental thereto; and

- (k) To transfer, grant or obtain easements, licenses and other property rights with respect to the Property in a manner not inconsistent with the rights of Owners; and
- (l) To purchase or lease or otherwise acquire in the name of the Association or its designees, corporate or otherwise, on behalf of all Owners, Homes offered for sale or lease or surrendered by their Owners to the Board provided that the foregoing shall not be construed to constitute a right of first refusal; and
- (m) To purchase Homes within the Community at foreclosure or other judicial sales in the name of the Association or its designees, corporate or otherwise, on behalf of all Owners; and
- (n) To sell, lease, mortgage (but not vote the votes appurtenant thereto) or otherwise deal with Homes acquired by the Association, and sublease any such Homes leased by the Association or its designees, on behalf of all Owners; and
- (o) To bring and defend actions by or against more than one Owner which are pertinent to the operation of the Community, the health, safety or general welfare of the Owners, or any other legal action to which the Owners may consent in accordance with these By-Laws; and
- (p) To appoint an Insurance Trustee, who shall not be a Member of the Association, an employee of the Developer, or the manager, who shall discharge his duties in accordance with these By-Laws. In the absence of such an appointment, the Board of Trustees shall be responsible for the disposition of all insurance proceeds; and

- (q) To create, appoint members to and disband such committees as shall from time to time be deemed appropriate or necessary to aid the Board of Trustees in the discharge of its duties, functions and powers; and
- (r) To establish an Architectural Control Committee as hereinafter provided in Article X.

6.02. Duties and Responsibilities. It shall be the affirmative and perpetual obligation and duty of the Board of Trustees to perform the following:

- (a) To cause the Common Property to be maintained according to accepted standards and as set forth in the Declaration. All repairs and replacements shall be substantially similar to the original application and installation and shall be of first class quality; and
- (b) To investigate, hire, pay, supervise and discharge the personnel necessary to be employed, and provide the equipment and materials necessary, to properly maintain and operate the Common Property. Compensation for the services of such employees (as evidenced by certified payroll) shall be considered an operating expense of the Association; and
- (c) To cause to be kept a complete record of all its acts and corporate affairs and to present a summary report thereof to the Members at the annual meeting or at any special meeting when requested in writing at least twenty-one (21) days in advance by Members entitled to cast at least twenty-five (25%) percent of the total votes of the Association; and
- (d) To allocate common surplus or make repairs, additions, improvements to, or restoration of the Common Property



in accordance with the provisions of these By-Laws and the Declaration after damage or destruction by any casualty, or as a result of condemnation or eminent domain proceedings; and

- (e) To take such action as may be necessary to comply promptly with any and all orders or requirements affecting the premises maintained by the Association placed thereon by any federal, state, county or municipal authority having jurisdiction thereover, and order of the Board of Fire Underwriters or other similar bodies; and
- (f) To manage the fiscal affairs of the Association as provided in Article VII;
- (g) To cause the Community to continue to qualify as 55 or Over Housing under the "housing for older persons" exemption of the Fair Housing Amendments Act of 1988 and the Housing for Older Persons Act of 1995, by the publication and adherence to the policies and procedures that demonstrate said intent, including, but not limited to:
  - (i) the manner in which the Community is described to prospective Permitted Residents; the advertising designed to attract prospective Permitted Residents; the lease provisions; the Rules and Regulations, the Deed and the terms of the Declaration of Covenants and Restrictions, including all restrictions; the maintenance and consistent application of relevant procedures; actual practices of the Community; and the public posting on the Common Property of statements describing the Community as housing for persons 55 years of age or older;;

(ii) the enforcement of age restrictions contained in Article IV of the Declaration;

(iii) the Association must produce verification of compliance with the Act through reliable surveys and affidavits; the Association must develop procedures for routinely determining the occupancy of each Home, including the identification of Homes occupied by persons 55 years of age or older, which procedures must take place at least once every two years, which shall include appropriate documentation, including but not limited to, driver's license, birth certificate, certification or other document signed by a Permitted Resident asserting that at least one Permitted Resident of the Home is 55 years of age or older, except to the extent that particular persons have previously provided age verification, copies of which are still available in the records of the Association.

(h) To place and keep in force all insurance coverages required to be maintained by the Association, applicable to its property and Members including, but not limited to:

(i) Physical Damage Insurance. To the extent available in the normal commercial marketplace, broad form insurance against loss by fire and against loss by lightning, windstorm and other risks normally included within all risk extended coverage, including vandalism and malicious mischief, insuring all Common Property and supplies belonging to the Association, and

covering the interest of the Association, the Board, the Developer, all Owners and any Mortgage Holder who has requested the Association in writing to be named as loss payee, as their respective interests may appear, in an amount equal to the full replacement value of the Common Property (exclusive of foundations and footings). The amount of any deductible and the responsibility for payment of same shall be determined by the Board, in its sole discretion.

- (ii) Public Liability Insurance. To the extent available in the normal commercial marketplace, public liability insurance for personal injury and death from accidents occurring within the Community (and any other areas which the Board of Trustees may deem advisable) and the defense of any actions brought by injury or death of a person or damage to property occurring within the Community and not arising by reason of any act or negligence of any individual Owner. Such insurance shall be in such limits as the Board of Trustees may, from time to time, determine, covering each Trustee, officer, the managing agent, the manager, and each Member, and also covering cross liability claims of one insured against another. Until the first meeting of the Board of Trustees following the first annual meeting, such public liability insurance shall be in a single limit of \$1,000,000.00 covering all claims for personal injury or property damage arising out of any one occurrence. The

Board of Trustees shall review such limits once a year.

- (iii) Trustees and Officers Liability Insurance. To the extent available in the normal commercial marketplace, liability insurance indemnifying and defending the Trustees and Officers of the Association for their own negligence, against the liability for errors and omissions occurring in connection with the performance of their duties, in an amount of at least \$1,000,000.00, with any deductible amount to be in the sole discretion of the Board of Trustees.
- (iv) Workers Compensation Insurance. Workers compensation and New Jersey disability benefits insurance as required by law.
- (v) Other Insurance. Such other insurance as the Board of Trustees may determine.

All policies shall: (i) provide that adjustment of loss shall be made by the Board of Trustees; (ii) to the extent obtainable contain agreed amount and inflation guard endorsements; construction code endorsement; contingent liability from operation of building laws endorsement; demolition cost endorsement; and increased cost of construction endorsement; (iii) require that the proceeds of physical damage insurance be applied to the restoration of such Property and structural portions and service machinery as required by the Declaration and these By-Laws; (iv) provide that the insurance will not be prejudiced by any act or omission of individual Members that are not under the control of the Association; (v) provide that the policy will be primary, even if insurance covering the same loss is held by any Member(s); (vi) to the extent obtainable contain waivers of subrogation and waivers of any defense based on co-insurance or of invalidity arising from any acts of the insured; and (vii) provide that such policies may not be cancelled without

at least thirty (30) days prior written notice to all of the named insureds, including all Owners and Eligible Mortgage Holders.

All policies shall show the named insured as: "The Village Grande at English Mill Homeowners Association, Inc." and must require the insurer to notify in writing the Association and each Eligible Mortgage Holder or other entity named in the mortgagee clause at least thirty (30) days before it terminates or substantially changes the Association's coverage.

The Board of Trustees may determine, in its sole discretion, the amount of any deductible and the responsibility for payment of same as to any policy of insurance maintained under this subsection. Despite any other provisions of this subsection, the Association shall not be required to provide any type or amount of insurance not commonly available in the normal commercial marketplace.

The premiums for any and all insurance coverage maintained by the Association shall be a Common Expense of the Association.

In addition to the insurance required to be provided by Section 11.09 of the Declaration, Owners shall not be prohibited from carrying other insurance for their own benefit provided that all such policies shall contain waivers of subrogation; and, further provided that the liability of the carriers issuing insurance obtained by the Board of Trustees shall not be affected or diminished by reason of any such additional insurance carried by any Owner.

#### ARTICLE VII

##### FISCAL MANAGEMENT

7.01. Budget; Common Expense Assessments. The Board of Trustees shall prepare an annual Common Expense budget which reflects the anticipated operating expenditures and repair and replacement reserve accumulation requirements for the next ensuing fiscal year of the Association. Common Expenses shall include, but are not limited to, the estimated costs for the operation, repair and maintenance of the Common Property, the estimated costs for the operation of the Association, and any reserves for deferred maintenance, replacement, or capital improvements of the Property. The Board

of Trustees shall have the duty to collect from each Owner, his heirs, administrators, successors and assigns, as "Common Expense Assessments," the proportionate part of the Common Expenses assessed against such Owner as provided in the Declaration, the Certificate of Incorporation, these By-Laws, and in accordance with applicable law.

7.02. Determination of Common Expenses. The amount of monies for Common Expenses deemed necessary by the Board of Trustees and the manner of expenditure thereof, including but not limited to, the allocation thereof, shall be a matter for the sole discretion of the Board of Trustees.

7.03. Disbursements. The Board of Trustees shall take and hold the funds as collected and shall disburse the same for the purposes and in the manner set forth herein and as required by the Declaration, Certificate of Incorporation, and applicable law.

7.04. Depositories. The depository of the Association shall be such a bank or banks as shall be designated from time to time by the Board of Trustees and in which the monies of the Association shall be deposited. Withdrawal of monies from such accounts shall be only by checks signed by such parties as are authorized by the Board of Trustees, provided that a management agreement may include among its provisions authority for the manager to sign checks on behalf of the Association for payment of the obligations of the Association, if the proper fidelity bond is furnished to the Association.

7.05. Accounts. The receipts and expenditures of the Association shall be Common Expense Assessments and Common Expenses respectively, and shall be credited and charged to accounts under the following classifications as the Board of Trustees shall deem appropriate, all of which expenditures shall be Common Expenses:

- (a) Current expenses, which shall include expenditures within the year for which the budget is made, including reasonable allowances for contingencies and working funds. Current expenses shall not include expenditures chargeable to reserves. At the end of each year, the unexpended amount remaining in this

account shall be applied to reduce the assessments for current expenses for the succeeding year or may be distributed to the current membership in the same manner as assessed, as the Board of Trustees shall determine.

- (b) Reserve for deferred maintenance, which shall include funds for maintenance items that occur less frequently than annually.
- (c) Reserve for replacement, which shall include funds for repair or replacement of the Common Property and those portions of the improvements located on the Common Property which the Association is obligated to maintain or repair which is required because of damage, depreciation or obsolescence. The amounts in this account shall be allocated among each of the separate categories of replacement items, which amounts and items shall be determined in the sole and absolute discretion of the Board of Trustees which may be exercised to the end that a determination may be made not to replace any given item upon the expiration of its useful life.
- (d) Reserves for capital improvements, which shall include the funds to be used for capital expenditures or for acquisition of additional personal property that will be part of the Common Property.
- (e) Operations, which shall include all funds from the use of the Common Property or from any other sources. Only the additional direct expense required by any revenue producing operation will be charged to this account, and any surplus from any operation or otherwise shall be used to reduce the assessments for current expenses for the succeeding year, or at the

discretion of the Board of Trustees, distributed to the current membership in the same manner as assessed. Losses from operations or otherwise shall be met by special assessments against Owners, which assessments may be made in advance in order to provide a working fund.

- (f) Working capital, including those nonrefundable and nontransferable initiation fees imposed upon each Owner upon acquisition of title to a Home pursuant to Section 2.07, which may be used by the Board of Trustees in its reasonable discretion to meet unanticipated or other expenses of the Association (but not in order to reduce the annual Common Expense assessment).
- (g) Bulk real estate tax reserve, which shall be those funds collected by the Association as Miscellaneous Assessments to enable the Association to pay to the Township of Egg Harbor those amounts estimated or assessed and billed as real estate taxes against the Common Property as a whole until such time as the Township of Egg Harbor assesses and bills all real estate taxes on a per unit basis.

The Board of Trustees shall not be required to physically segregate the funds held in the above accounts except for reserves for replacement and repair, which funds must be maintained in separate accounts. The Board of Trustees may, in its sole discretion, maintain the remaining funds in one or more consolidated accounts. As to each consolidated account, the division into the various accounts set forth above need be made only on the Association's records.

7.06. Reserves. The Board of Trustees shall not be obligated to spend all of the revenues collected in any accounting period and must maintain reasonable reserves for, among other things, repairs, replacements,



emergencies, contingencies for bad weather or uncollected accounts. Despite anything herein to the contrary, the Board of Trustees in its determination of the Common Expenses and the preparation of a budget shall specifically designate and identify that portion of the Common Expenses which is to be assessed against the Owners as a capital contribution and is allocable to reserves for each separate item of capital improvement of and to the Common Property. The amounts assessed and collected for the reserves shall be kept in one or more interest-bearing savings accounts, or certificates of deposit and shall not be utilized for any purpose other than that which was contemplated at the time of the assessment. The foregoing shall not be construed to mean that the Board of Trustees shall not be permitted to keep additional cash on hand, in a checking or petty cash account, for the necessary discharge of its functions.

7.07. Notice: Emergencies. The Board of Trustees shall give written notice to each Owner and Eligible Mortgage Holder of the amount estimated by the Board of Trustees for Common Expenses for the management and operation of the Association for the next ensuing budget period, directed to the Owner at his last known address by ordinary mail or by hand delivery. The notice shall be conclusively presumed to have been delivered five (5) days after deposit in the United States mails. After the Developer turns over control of the Board of Trustees to the Owners, if an Annual Common Expense Assessment is not made as required, an assessment shall be presumed to have been made in the amount of the last prior year's assessment; and monthly installments on such assessment shall be due upon each installment payment date until changed by an amended assessment. In the event the Annual Common Expense Assessment proves to be insufficient, the budget and Assessments may be amended at any time by the Board of Trustees, provided that nothing herein shall serve to prohibit or prevent the Board of Trustees from imposing an Emergency Assessment in the case of any immediate need or emergency that cannot be met by reserve funds allocated for such contingency.

7.08. Acceleration of Assessment Installment Upon Default. If an Owner shall be in default for more than thirty (30) days in the payment of an

installment upon any assessment, the Board of Trustees may accelerate the remaining installments of the assessment and file a lien for such accelerated amount upon notice to the delinquent Owner, and if the delinquent installment has not been theretofore paid, the then unpaid balance of the assessment shall become due upon the date stated in the notice, which date shall not be less than five (5) days after delivery of the notice to the Owner or not less than ten (10) days after the mailing of such notice to him by registered or certified mail; whichever shall first occur. If no such notice is given and default shall continue for a period of thirty (30) days, the Board of Trustees shall be required to accelerate the remaining installments of the assessment upon similar notice to the Owner and to file a lien for such accelerated assessment as permitted by law if the delinquent assessment has not been heretofore paid. In the latter event, the Board of Trustees may also notify any Eligible Mortgage Holder holding a mortgage which encumbers the Home affected by such default or publish appropriate notice of such delinquency to the membership of the Association. If any default continues for a period of ninety (90) days, the Board of Trustees shall foreclose the foregoing lien pursuant to law or commence a suit against the appropriate parties to collect the assessment or both.

7.09. Interest and Counsel Fees. The Board of Trustees at its option shall have the right in connection with the collection of any assessment, or other charge, to impose a late fee of any reasonable amount or interest at the legal maximum rate permitted by law for the payment of delinquent real estate taxes or both, if payment is made after a date certain stated in such notice. In the event that the Board of Trustees shall effectuate collection of assessments or charges by resort to counsel or the filing of a lien or both, the Board of Trustees may add to those assessments or charges as counsel fees, plus the reasonable costs for preparation, filing and discharge of the lien, in addition to such other costs as may be allowable by law.

7.10. Assessment of Expenses in Actions by or against Association:

Allocation of Awards.

(a) Common Expenses.

In the case of any action or proceeding brought or defended by the Association or the Board of Trustees pursuant to the provisions of the Declaration, Certificate of Incorporation, these By-Laws, or any Rule or Regulation, the reasonable costs and expenses of preparation and litigation, including attorneys' fees, shall be a Common Expense allocated among all Owners, other than Developer. All Common Expense 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 shall be expended first for such purpose before being expended in whole or in part for any other purpose.

(b) Allocation of Awards.

Money judgments recovered by the Association in any action or proceeding brought hereunder, including costs, penalties or damages shall be deemed a special fund to be applied to (1) the payment of unpaid litigation expenses; (2) refunding to the Owners the cost and expenses of litigation advanced by them; (3) Common Expenses, if the recovery thereof was the purpose of the litigation; (4) repair or reconstruction of the Property if recovery of damages to same was the motivation for the litigation; and (5) any amount not applied to (1), (2), (3) and (4) above shall be at the discretion of the Board of Trustees treated either as (i) a common surplus which shall be allocated and distributed pursuant to the provisions of Section 6.18 of the Declaration or (ii) a set off against the Common Expense assessments. Despite the foregoing, if a Owner(s), the

Board of Trustees or any other person or legal entity affected by any such distribution shall assert that the damages sustained or the diminution in value suffered by a Owner(s) was disproportionate to his or their percentage of common interest, the matter shall be submitted to binding arbitration in accordance with the procedures set forth in Article XV hereof.

(c) Recovery by Owner

In the event that an Owner(s) obtains a judgment or order against the Association or the Board of Trustees, he shall also be entitled to the restitution or recovery of any sums paid to the Board of Trustees as Common Expense assessments for litigation expenses in relation to said action or proceeding in addition to any other sums to which said Owner(s) would otherwise be entitled by such judgment or order.

7.11. Power of Attorney to Holder of a Permitted Mortgage. In the event the Board of Trustees shall not cause the enforcement procedures provided in Sections 7.08 and 7.09 above to be implemented within the time provided, any holder of a Permitted Mortgage for any Home as to which there shall be such unpaid Common Expense assessments is hereby irrevocably granted a power of attorney to commence such actions and to invoke such other remedies, all in the name of the Association. This power of attorney is expressly stipulated to be coupled with an interest in the subject matter.

7.12. Annual Audit. The Board of Trustees shall submit the books, records, and memoranda of the Association to an annual audit by an independent, certified public accountant who shall audit same and render a report thereon in writing to the Board of Trustees and in summary form to the Owners and such Eligible Mortgage Holders or other persons, firms or corporations as may be entitled to same. While the Developer maintains a majority of the Board of Trustees, it shall have an annual audit of Association funds prepared by an independent public accountant, a copy of

which shall be delivered to each Owner and Eligible Mortgage Holder upon the submission of a written request for same by said Eligible Mortgage Holder within ninety (90) days of the expiration of the fiscal year of the Association. The audit shall cover the operating budget and reserve accounts.

7.13. Examination of Books. Each Owner shall be permitted to examine the books of account of the Board of Trustees by appointment in the offices of the Association or such other place as may be designated therefor by the Board of Trustees at a reasonable time on business days, provided, however, that the Treasurer has been given at least ten (10) days prior written notice of the Owner's desire to make such an examination.

7.14. Fidelity Bonds. The Board of Trustees shall require fidelity bonds from all persons handling or responsible for Association funds. The amount of such bonds shall be in the amount of the maximum funds that will be in the custody of the Association at any one time, but in no event less than the sum of three (3) months assessments of all Homes. This amount shall be determined by the Board of Trustees.

While the Developer maintains a majority of representation on the Board of Trustees, it shall post, at the Association's expense, a fidelity bond or other guaranty acceptable to the New Jersey Department of Community Affairs, in an amount equal to the annual budget. For the second and succeeding years in which the Developer maintains a majority of representation on the Association's Board of Trustees, the amount of the bond or other guaranty shall also include accumulated reserves. The premiums on such bonds shall be paid by the Association.

#### ARTICLE VIII

##### OFFICERS

8.01. Designation. The principal officers of the Association shall be a President, a Vice-President, both of whom shall be members of the Board of Trustees, a Secretary and a Treasurer. The Board of Trustees may also appoint such other Assistant Treasurers and Assistant Secretaries as in its judgment may be necessary. Any two (2) offices, except that of President and Vice-President, may be held by one person.

8.02. Election of Officers. The officers of the Association shall be elected annually by the Board of Trustees at its first meeting following each annual meeting and such officers shall hold office at the pleasure of the Board of Trustees.

8.03. Removal of Officers. Upon an affirmative vote of a majority of the full number of Trustees, any officer may be removed, either with or without cause, after opportunity for a hearing, and his successor elected at any regular meeting of the Board of Trustees, or at any special meeting of the Board of Trustees called for such purpose.

8.04. Duties and Responsibilities of Officers.

- (a) The President shall be the chief executive officer of the Association. He shall preside at all meetings of the Association and of the Board of Trustees. He shall have all of the general powers and duties which are usually vested in the office of President of an Association.
- (b) The Vice-President shall take the place of the President and perform his duties whenever the President shall be absent or unable to act. If neither the President nor the Vice-President is able to act, the Board of Trustees shall appoint some other Trustee to so do on an interim basis. The Vice-President also perform such other duties as shall from time to time be imposed upon him by the Board of Trustees.
- (c) The Secretary shall keep the minutes of all meetings of the Board of Trustees and the minutes of all meetings of the Members of the Association. He shall have charge of such books and papers as the Board of Trustees may direct. The Secretary shall, in general, perform all the duties incident to the office of the Secretary.

(d) The Treasurer shall have the responsibility for the custody of Association funds and securities and shall be responsible for keeping full and accurate accounts of all receipts and disbursements in books belonging to the Association. He shall be responsible for the deposit of all monies and other valuable effects in the name, and to the credit of, the Association in such depositories as may from time to time be authorized by the Board of Trustees.

8.05. Other Duties and Powers. The officers shall have such other duties, powers and responsibilities as shall, from time to time, be authorized by the Board of Trustees.

8.06. Eligibility of Trustees. Nothing herein contained shall prohibit a Trustee from being an officer.

#### ARTICLE IX

#### COMPENSATION, INDEMNIFICATION AND EXCULPABILITY OF OFFICERS, TRUSTEES, AND COMMITTEE MEMBERS

9.01. Compensation. No compensation shall be paid to the President or the Vice-President or any Trustee, or committee member for acting as such. The Secretary or Treasurer or both may be compensated for their services if the Board of Trustees determines that such compensation is appropriate. Nothing herein stated shall prevent any officer, Trustee, or committee member from being reimbursed for out-of-pocket expenses or compensated for services rendered in any other capacity to or for the Association, provided that any such expenses incurred or services rendered shall have been authorized in advance by the Board of Trustees.

9.02. Indemnification. Each Trustee, officer or committee member of the Association shall be indemnified and defended by the Association against the actual amount of net loss including counsel fees, reasonably incurred by or imposed upon him in connection with any action, suit or

proceeding to which he may be a party by reason of his being or having been a Trustee, officer, or committee member of the Association, or delegee, except as to matters for which he shall be ultimately found in such action to be liable for gross negligence or willful misconduct. That is, each Trustee, Officer or Committee Member shall be entitled to indemnification for any loss, including reasonable attorneys' fees, for such ordinary negligence as may be attributable thereto. In the event of a settlement of any such case, indemnification shall be provided only in connection with such matters covered by the settlement as to which the Association is advised by counsel that the person to be indemnified had not been guilty of gross negligence or willful misconduct.

9.03. Exculpability. Unless acting in bad faith, neither the Board of Trustees as a body nor any Trustee, officer, or committee member shall be personally liable to any Owner in any respect for any action or lack of action arising out of the execution of his office. Each Owner shall be bound by the good faith actions of the Board of Trustees, officers and committee members of the Association, in the execution of the duties of said Trustees, officers and committee members. Nothing contained herein shall be construed to exculpate members of the Board of Trustees appointed by the Developer from discharging their fiduciary responsibilities.

#### ARTICLE X

##### ARCHITECTURAL CONTROL COMMITTEE

10.01. Purpose. The Board of Trustees may establish an Architectural Control Committee, consisting of three (3) to five (5) members appointed by the Board of Trustees, each to serve for a staggered term of two years, in order to assure that the Property shall always be maintained in a manner:

- (a) providing for architectural consistency, visual and aesthetic harmony and soundness of repair;
- (b) avoiding activities deleterious to the aesthetic or property values of the Community;



- (c) furthering the comfort of the Owners, their guests, invitees and lessees; and
- (d) promoting the general welfare and safety of the Property.

10.02. Powers. The Architectural Control Committee, if established, shall regulate the external design, appearance, use and maintenance of the Common Property in accordance with standards and guidelines contained in the Declaration or these By-Laws or otherwise adopted by the Board of Trustees. The Architectural Control Committee shall have the power to issue a cease and desist order to an Owner, his guests, invitees or lessees whose actions are inconsistent with the provisions of the Governing Documents (upon petition of any Owner or upon its own motion). The Architectural Control Committee shall provide interpretations of the Governing Documents requested to do so by an Owner or the Board of Trustees. Any action, ruling or decision of the Architectural Control Committee may be appealed to the Board of Trustees by any party deemed by the Board of Trustees to have standing as an aggrieved party, within forty-five (45) days of the receipt of the written determination of the Architectural Control Committee. If said action, ruling or decision is appealed to the Board of Trustees within said forty-five (45) day period, the Board of Trustees may modify, reverse or confirm any such action, ruling or decision. If said action, ruling or decision is not appealed to the Board of Trustees within said forty-five (45) day period, the decision of the Architectural Control Committee shall be binding. The decision of the Board of Trustees can only be appealed to a court of competent jurisdiction or, with the consent of the parties, to an independent arbitrator for binding arbitration, subject to the right of mediation in Section 12.05 hereof.

10.03. Authority. The Architectural Control Committee shall have such additional duties, power and authority as the Board of Trustees may from time to time provide, pursuant to Section 12.02 hereof. The Board of Trustees may relieve the Architectural Control Committee of any of its duties, powers and authority either generally or on a case-by-case basis. The Architectural

Control Committee shall carry out its duties and exercise its powers and authority in the manner provided for in the Rules and Regulations adopted by the Board of Trustees. Despite the foregoing, no action may be taken by the Architectural Control Committee without giving the Owner(s) involved at least ten (10) days prior written notice and affording him the opportunity to be heard, with or without counsel, with respect to the violation(s) asserted.

#### ARTICLE XI

##### OTHER COMMITTEES

11.01. Committees. The Board of Trustees may appoint other committees of the Association, including, but not limited to, an Alternative Dispute Resolution Committee ("ADR Committee"), from time to time as needed. Each committee shall consist of a chairman and two or more members and shall include a member of the Board of Trustees.

11.02. Subcommittees. Each of the committees shall have power to appoint a subcommittee from among its members and may delegate to any such subcommittee any of its powers, duties and functions.

11.03. Duties. It shall be the duty of each committee to receive complaints from Members on any matter involving Association functions, duties and activities within its field of responsibility. It shall dispose of such complaints as it deems appropriate or refer them to such other committee, Trustee or officers of the Association as is further concerned with the matter presented.

#### ARTICLE XII

##### ENFORCEMENT

12.01. Enforcement. The Board of Trustees shall have the power, at its sole option, to enforce the terms of this instrument or any rule or regulation promulgated pursuant thereto, by any or all of the following: self-help; sending notice to the offending party to cause certain things to be done or undone; restoring the Association to its original position and charging the breaching party with the entire cost or any part thereof; complaint to the duly constituted authorities; or by taking any other action before any court, summary or otherwise, as may be provided by law.

12.02. Fines. To the extent now or hereafter permitted by the law of the State of New Jersey, the Board of Trustees shall have the power to levy fines against any Owner(s) for violation(s) of any Rule or Regulation of the Association or for any covenants or restrictions contained in the Declaration or By-Laws. No fine may be levied for more than \$50.00 for any one violation. Each day a violation continues after notice shall be considered a separate violation. Collection of fines may be enforced against any Owner(s) involved as if the fine were a Common Expense Assessment owed by the particular Owner(s). Despite the foregoing, before the Board of Trustees imposes any fine, the Owner involved shall be given at least ten (10) days prior written notice and afforded an opportunity to be heard with respect to the violation(s) asserted.

12.03. Waiver. No restriction, condition, obligation or covenant contained in these By-Laws 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.

12.04. Cause of Action Against Association. Owners shall have a cause of action, to the extent permitted by the laws of this State, against the Association for its failure to act in accordance with the Declaration, Certificate of Incorporation, these By-Laws, any Rules or Regulations governing the Community or any formal decisions of the Association.

12.05. Alternative Dispute Resolution Procedure.

a. Authority. In addition to the mediation authority granted to it herein, the ADR Committee, if created, shall have such additional duties, power and authority as the Board of Trustees may from time to time provide by resolution. This shall include the right to resolve disputes arising under and to enforce the provisions of the Governing Documents including the right to (i) impose temporary cease and desist orders and (ii) levy fines pursuant to Section 12.02 hereof to the extent permitted by law. The ADR Committee shall carry out its duties and exercise its powers and authority in the manner provided for in the Rules and Regulations or by Resolution of the Board of Trustees. Despite the foregoing, no action may be

taken by the ADR Committee without giving the Owner(s) involved at least ten (10) days prior written notice and affording the Owner an opportunity to be heard, with or without counsel, with respect to the violation(s) asserted.

Further, any Owner who is aggrieved by any decision of the ADR Committee shall have the right to appeal such decision to a court of competent jurisdiction. Any dispute between or among Owners or with the Association, other than collection matters, must first be submitted to the ADR Committee for mediation or non-binding arbitration before any litigation is commenced with respect to the dispute in question, all as contemplated by N.J.S. 45:22A-44(c) and Section 12.02 hereof. If there is not an appeal to a court of competent jurisdiction within forty-five (45) days of the decision by the ADR Committee, the decision of the ADR Committee shall be binding on all parties and shall have the full force and effect allowed under the laws of the State of New Jersey.

b. Mediation Alternative. Prior to the commencement of any non-binding arbitration hearing by the ADR Committee pursuant to Section 12.01, any party to the dispute, or the Committee on its own motion, may request mediation of the dispute by an impartial mediator appointed by the Committee in order to attempt to settle the dispute in good faith. Such mediator may be a member of the ADR Committee, its counsel or any other qualified mediator. Any such mediation shall be concluded within fifteen (15) days after such request, unless extended by the mediator for good cause. In the event that no settlement is reached within said fifteen (15) day period, all relevant time periods in the hearing process shall be extended for fifteen (15) days plus any extension period.

12.06. Compliance By Members Each Member shall comply with and shall assume ownership or occupancy subject to the laws, rules and regulations of those governmental authorities having jurisdiction over the Community, and the provisions of the Declaration, the Certificate of Incorporation and By-Laws of the Association, Rules and Regulations or any other documents, amendments or supplements to the foregoing. Failure to comply with any of the foregoing shall be grounds for commencement of action for the recovery of

damages, or for injunctive relief, or both, by the Developer, the Association, or any Member, in any court or administrative tribunal having jurisdiction, against any person or persons, firm or corporation violating or attempting to violate or circumvent any of the aforesaid, and against any Member, to enforce any lien created by the Declaration or any covenant contained therein. Failure by the Developer, the Association, or any Member to enforce any covenant therein contained for any period of time shall in no event be deemed a waiver or estoppel of the right to thereafter enforce same.

12.07. Civil Action for Damages. The Association shall not be liable in any civil action brought by or on behalf of a Owner to respond in damages as a result of bodily injury to the Owner occurring on the premises of the Association except as a result of its willful, wanton or grossly negligent act of commission or omission. That is, the Association, Board of Trustees and the members, agents and employees thereof, will be held harmless for any loss suffered by any Owner and caused by the ordinary negligence of the Association, the Board of Trustees, any committee or any employee, agent or member of such body.

#### ARTICLE XIII

##### AMENDMENTS

Subject to the restrictions in Article XIII of the Declaration, these By-Laws, or any of them, may be altered or repealed, or new By-Laws may be made, at any meeting of the Association duly held for such purpose, and previous to which written notice to Owners of the exact language of the amendment or of the repeal shall have been sent, a quorum being present, by an affirmative vote of fifty-one (51%) percent in number and in interest of the votes entitled to be cast in person or by proxy, except that (i) the first annual meeting may not be advanced, (ii) the first Board of Trustees (including replacements in case of vacancies) may not be enlarged or removed, (iii) the obligation or the proportionate responsibility for the payment of Common Expenses with respect to the Homes or the Property may not be changed by reason of any such new By-Law, amendment or repeal, or (iv) no such new By-Law, amendment or repeal shall in any way adversely affect the Developer,

including any successor of the Developer, unless the Developer, or its successor, has given its prior written consent thereto.

#### ARTICLE XIV

##### CONFLICT; INVALIDITY

14.01. Conflict. Despite anything to the contrary herein, if any provision of these By-Laws is in conflict with or contradiction of the Declaration, the Certificate of Incorporation or with the requirements of any law, the requirements of said Declaration, Certificate of Incorporation or law shall be deemed controlling.

14.02. Invalidity. The invalidity of any part of these By-Laws shall not impair or affect in any manner the enforceability or affect the remaining provisions of the By-Laws.

#### ARTICLE XV

##### NOTICE

Any notice required to be sent to any Owner under the provisions of the Declaration, the Certificate of Incorporation or these By-Laws shall be deemed to have been properly sent and notice thereby given, when mailed by regular post with postage prepaid, addressed to the Owner at his last known post office address on the records of the Association at the time of such mailing. Notice to one of two or more co-owners of a Home shall constitute notice to all co-owners. It shall be the obligation of every Owner to immediately notify the Secretary of the Association in writing of any change of address. Valid notice may also be given to Owners by (i) personal delivery to any occupant of said Home over the age of fourteen (14) years of age or (ii) by affixing the notice to or sliding same under the front door of any Home.

#### ARTICLE XVI

##### CORPORATE SEAL

The Association shall have a seal in circular form having within its circumference the words "The Village Grande at English Mill Homeowners Association, Inc."

**EXHIBIT E**

to

**DECLARATION OF COVENANTS AND RESTRICTIONS FOR  
THE VILLAGE GRANDE AT ENGLISH MILL**

**Housing for Older Persons Act of 1995 Compliance Affidavit**

**COMPLIANCE AFFIDAVIT  
HOUSING FOR OLDER PERSONS ACT OF 1995**

This Affidavit acknowledges that the undersigned has this day purchased the Home identified as \_\_\_\_\_ and situated in The Village Grande at English Mill, an age restricted community located in Egg Harbor Township, Atlantic County, New Jersey. The Village Grande at English Mill is subject to the Housing for Older Persons Act of 1995, which requires that the developer and/or The Village Grande at English Mill Homeowners Association maintain a census of the occupants of the community (Homeowners Association) and their ages. This will further acknowledge that based upon my personal knowledge each person's age is indicated below. I agree to sign a census form that may be requested of me from time to time by the Homeowners Association, in order to update this information. I swear that the statements made in this Affidavit are true.

PLEASE PRINT

RESIDENT(S) NAMES(S)	AGE(S)	BIRTH DATE(S)	RELATIONSHIP TO OTHER OCCUPANTS
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

As verification of the above information, please attach to this notice a copy of one of the following for each person named above:

- i. Driver's License
- ii. Birth Certificate
- iii. Passport
- iv. Any other official identification that shows a birth date and that the above information is true.

I hereby acknowledge that the statements made herein are true to the best of my knowledge and belief.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date