101952

THIRD AMENDMENT TO MASTER DEED

This Third Amendment made this 20th day of December, 1990

BY: LONGVIEW ESTATES
a General Partnership
having an office at
322 Route 46
Parsippany, New Jersey 07054

AND: LONGVIEW AT MONTVILLE ASSOCIATION, INC.
a Non-Profit Corporation
having an office at
322 Route 46
Parsippany, New Jersey 07054

(both parties hereinafter referred to as Grantor)

WHEREAS, Longview Estates filed in the Morris County Clerk's Office in Deed Book 3137 at Page 0029 et seq. the Master Deed and By-Laws relating to Longview at Montville, a Condominium; and

WHEREAS, the Grantor filed a First Amendment to the Master Deed, which* was recorded in the Morris County Clerk's Office on June 28, 1989 in Deed Book 3152 at page 212; and

WHEREAS, the Grantor filed a Second Amendment to the Master Deed, which was recorded in the Morris County Clerk's Office on December 8, 1989 in Deed Book 3223 at page 156; and

WHEREAS, Article 14 of the Master Deed permits the Grantor to file an Amendment; and

WHEREAS, the Master Deed set forth certain dates in Article 6, relative to Longview Estates obtaining building permits; and

WHEREAS, Grantor wishes to revise such dates; and

WHEREAS, Longview at Montville Association, Inc., pursuant to Article 14 of the Master Deed did hold a meeting regarding changing such dates; and

NOW, THEREFORE, WITNESSETH

1. Article 6 of the Master Deed entitled "Ownership Estate and Percentage Interest" is amended on page 0046 of Book 3137 as filed in the Morris County Clerk's Office by the deletion of the sentence that commences with the words "However, the aforestated right" and ends with the words "for a unit in the Phase". The following sentences are substituted in place of the foregoing deletion:

> However, the aforestated right shall expire (a) as to Phase II by December 31, 1993, if a building permit has not been issued for a unit in Phase II: (b) as to Phase III by December 31, 1995, if a building permit has not been issued for a unit in Phase III; (c) as to Phase IV by December 31, 1997 if a bunot been issued for a unit in Phase IV; and (d) as to Phase V by December 31, 1999, if a building permit has not been issued for a unit in Phase V. Longview Estates and any Designated Transferee shall have the sole right to change the aforesaid dates by filing an Amendment to this Master Deed, which amendment shall not require the consent of the Association or any Unit Owner(s)."

Prepared by:

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2. Section 5 in Article VI of the By-Laws, which Section is entitled "Surrender of Control of Board of Trustees" is amended as follows:

a. The December 30, 1990 date on page 0194 in Book 3137 as filed in the Morris County Clerk's office is changed to read December 31, 1993.

b. The December 30th, 1992 on page 0194 in Book 3137 as filed in the Morris County Clerk's Office is changed to read December 31, 1995.

c. The December 30th, 1994 date on page 0194 in Book 3137 as filed in the Morris County Clerk's office is changed to read December 31, 1997.

d. The December 30, 1996 date on page 0195 in Book 3137 as filed in the Morris County Clerk's office is changed to read December 31, 1999.

e. The following language is added at the end of Section 6.

"Grantor and any Designated Transferee shall have the sole right to change the dates and time periods set forth in this Section 6 by filing an Amendment to these By-Laws which amendment shall not require the consent of the Association or any Unit Owner(s)."

IN WITNESS WHEREOF, the Grantor has executed this Amendment on the date above stated.

WITNESS:

Eleanor S. Gilliland

LONGVIEW ESTATES
a General Partnership

ELLIOT LIEBOWITZ
General Partner

PAULA HERTZBERG
General Partner

DORIS LEIBOWITZ
General Partner

STATE OF NEW JERSEY :
:SS
COUNTY OF MORRIS :

I CERTIFY, that on December 20, 1990, ELLIOT LEIBOWITZ, PAULA HERTZBERG AND DORIS LEIBOWITZ, personally came before me and acknowledged under oath, to my satisfaction, that each person is a partner of LONGVIEW ESTATES, the partnership, named in this document and that each person personally signed this document and that each person signed, sealed and delivered this document as the act and deed of the partnership and that the full and actual consideration paid or to be paid for the transfer of title to realty evidenced by the within deed, as such consideration is defined in P.L. 1986, c.49, Sec. l(c), is $1.00.

Eleanor S. Gilliland

A Notary Public of the
State of New Jersey

ELEANOR S. GILLILAND
Notary Public of New Jersey
My Commission Expires May 1, 1994

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