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P.O. Box 67  
Denville, NJ 07834

**LONGVIEW AT MONTVILLE, A CONDOMINIUM**

**EIGHTH AMENDMENT TO MASTER DEED**

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**WHEREAS**, the Master Deed for Longview at Montville, A Condominium, was recorded in the Office of the Morris County Clerk in Deed Book 3137, at Page 29 &c; and

**WHEREAS**, the First Amendment to the Master Deed for Longview at Montville, A Condominium, was recorded in the Office of the Morris County Clerk in Deed Book 3152, at Page 212&c; and

**WHEREAS**, the Second Amendment to the Master Deed for Longview at Montville, A Condominium, was recorded in the Office of the Morris County Clerk in Deed Book 3223, at Page 156&c; and

**WHEREAS**, the Third Amendment to the Master Deed for Longview at Montville, A Condominium, was recorded in the Office of the Morris County Clerk in Deed Book 3384, at Page 54&c; and

**WHEREAS**, the Fourth Amendment to the Master Deed for Longview at Montville, A Condominium, was recorded in the Office of the Morris County Clerk in Deed Book 3873, at Page 136&c; and

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**WHEREAS**, the Fifth Amendment to the Master Deed for Longview at Montville, A Condominium, was recorded in the Office of the Morris County Clerk in Deed Book 4223, at Page 175&c; and

**WHEREAS**, the Sixth Amendment to the Master Deed for Longview at Montville, A Condominium, was recorded in the Office of the Morris County Clerk in Deed Book 4537, at Page 135&c; and

**WHEREAS**, the Seventh Amendment to the Master Deed for Longview at Montville, A Condominium, was recorded in the Office of the Morris County Clerk in Deed Book , at Page &c; and

**WHEREAS**, the Sponsor has reserved for itself the power to amend the Master Deed and Schedules to the Master Deed, which include the Association By-Laws as Schedule E to the Master Deed, as set forth in Article 14 of the Master Deed; and

**WHEREAS**, the Sponsor has determined to amend the Master Deed and Schedule E, comprising the By-Laws of the Association as set forth herein, so as to provide for a more efficient means of administration of the Association;

**NOW, THEREFORE**, the Master Deed for Longview at Montville, A Condominium, is hereby amended as follows:

A. Schedule E to the Master Deed, comprising the Longview at Montville Condominium Association By-Laws, is hereby amended in the following manner:

1. Article VI, Section 1 of the By-Laws, entitled "Board of Trustees", is hereby deleted in its entirety and replaced by the following new Section 1:

"Section 1.01 - Qualifications. The following are criteria for the nomination, appointment or election to a Trusteeship:

A. Membership In Good Standing. This shall be a qualification for any nominee or appointee to a Trusteeship and for continued service on the Board. A Member shall be deemed to be in good standing if, and only if, subject to any applicable grace period, he/she shall have fully paid all installments due for assessments made or levied against him/her and his/her Unit by the Board as otherwise provided in the Master Deed and By-Laws, together with all interest, costs, attorneys fees and other expenses, if any, properly chargeable to him/her and to his/her Unit at least ten (10) days prior to the date fixed for any Unit Owner meeting as defined herein at which a vote of Unit Owners shall be taken. Any date set forth in these By-Laws for determining good standing for voting purposes shall be deemed supplemental to and not in place of the record date provisions of N.J.S.A. 15A:5-7.

B. Representation. Partnerships, corporations, fiduciaries or co-owners, holding memberships in good standing, may designate individuals to be eligible for nomination, appointment or election as Trustees, according to the following guidelines:

1. Partnership designees shall be members, employees or agents of the partnership;
2. Corporate designees shall be officers, stockholders, employees or agents of the corporation;
3. Fiduciary designees shall be fiduciaries, officers or employees of the fiduciary; and

4. Co-Owners must designate any one of them who is a member in good standing to be eligible for nomination, appointment or election.

C. Disqualification Of Trustees Any Trustee whose membership is not in good standing for thirty (30) consecutive days shall automatically be disqualified as a Trustee upon expiration of said thirty (30) day period and a replacement shall be appointed by the Board within thirty (30) days thereafter to serve the remainder of that Trustee's term.

Section 1.02 - Number. The Board of Trustees shall consist of seven (7) persons/members, known as Trustees A, B, C, D, E, F and G. The seats held by Trustee F and Trustee G (once relinquished by the Developer) shall be designated as being eligible to be held only by an owner of an Affordable Housing Unit. This shall not preclude any Affordable Housing Unit Owner member of the Association from running for any other position on the Board of Trustees of the Association. All members of the Association shall be eligible to vote for candidates for the Affordable Housing Unit Owner seats (Trustees F & G). In the event there is an insufficient number of Affordable Housing Unit Owner members willing to run for election to the Board of Trustees, then rather than that Board seat remaining vacant, any other member of the Association may run for election (for that term only) for what would otherwise have been an Affordable Housing Unit Owner position. In the event Trustee F or G should resign or should that position otherwise become vacant for any reason, then the vacancy shall be filled by another Affordable Housing Unit Owner member. If no Affordable Housing Unit Owner member is then willing to serve on the Board, then the vacant position may be filled by any other qualified member of the Association in order to complete the unexpired term."

4. Co-Owners must designate any one of them who is a member in good standing to be eligible for nomination, appointment or election.

C. Disqualification Of Trustees. Any Trustee whose membership is not in good standing for thirty (30) consecutive days shall automatically be disqualified as a Trustee upon expiration of said thirty (30) day period and a replacement shall be appointed by the Board within thirty (30) days thereafter to serve the remainder of that Trustee's term.

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2. Article VI, Section 3, of the By-Laws is hereby deleted and replaced with the following new Section 3:

"Section 3 - Term of Office. The term of office for all Trustees shall be two (2) years, except that in order to avoid voting for the entire Board of Trustees in the same calendar year, the terms of Unit Owner Trustees A, B & C, who are now in office shall expire at the 1999 Annual Meeting of Unit Owners; and the terms of Trustees D, E and F, who shall be elected at the 75% Transition Election (to take place in 1998), shall expire at the year 2000 Annual Meeting of Unit Owners. Sponsor appointed Trustee G shall serve until his/her successor has been qualified and elected at the 100% Transition Election in accordance with N.J.S.A. 46:8B-12.1. The first member-elected Trustee G shall serve a term expiring at the same time as the terms of Trustees D, E and F, then in office. Thereafter, Trustee G shall serve for a two (2) year term. Thereafter, all Trustees shall be qualified and elected to serve a two (2) year term.

It is the purpose and intent of this Section that after all seven (7) Trustees have been elected, the subsequent election of Trustees A, B and C shall occur in alternate years to the election of Trustees D, E, F and G."

3. Article VI, Section 4(b) of the By-Laws is hereby amended by deleting the last sentence therein. The purpose of this amendment is to eliminate cumulative voting. Cumulative voting shall not be permitted.

4. Article VI, Section 8 of the By-Laws is hereby deleted and replaced with the following new Section 8:

"Section 8 - Annual Meeting. All Annual Meetings of the Unit Owners of the Association shall be held during the month of May of each year, or on the

day of the year to be established by the Board of Trustees as the Board may deem advisable in its discretion. Despite the foregoing, at least one Annual Meeting of Unit Owners shall be held for each calendar year.

If the election of Trustees is not held at such Annual Meeting or any adjournment of such meeting, the Board of Trustees shall call for the election to be held at a Special Meeting as soon as possible thereafter. At any Special Meeting, the members in good standing shall elect the Trustees and conduct other business as though at the Annual Meeting."

5. Article VI, Section 12 of the Bylaws is hereby deleted and replaced with the following new Section 12:

"Section 12 - Quorum of Board of Trustees. At a meeting 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 members of the Board present at a meeting at which a quorum is present shall constitute the decision of the Board of Trustees. If at any meeting of the Board of Trustees there shall be less than a quorum present, a majority of those present may adjourn the meeting from time to time. At any such adjourned meeting at which a quorum is present, any business which might have been transacted at the meeting originally called may be transacted without further notice."

The purpose of this Amendment is to modify the quorum requirement for Board of Trustee meetings and to delete the last paragraph of former Section 12.

6. Article VI of the By-Laws is hereby amended by adding the new Section 19 as follows:

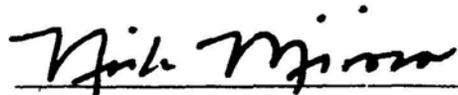
"Section 19 - Proxies. Trustees shall not be entitled to vote by proxy at Board of Trustees' meetings."

7. All Other Provisions Contained in Master Deed in Full Force and Effect: All of the provisions of the Master Deed, recorded in the Morris County Clerk's Office in Deed Book 3137 at Page 29 &c, except to the extent specifically amended by the previous seven Master Deed Amendments and as specifically amended herein, shall remain in full force and effect.

**IN WITNESS WHEREOF**, the Sponsor sets its hand and seal this 6th day of February, 1998.

ATTEST:

SKYVIEW DEVELOPERS, INC.  
Sponsor

  
\_\_\_\_\_  
Nicholas W. Minoia

  
By \_\_\_\_\_  
Brian M. Stolar, Vice President

STATE OF NEW JERSEY

SS:

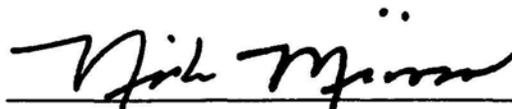
COUNTY OF

I CERTIFY that on February 6, 1998, NICHOLAS W. MINOIA personally came before me and this person acknowledged under oath, to my satisfaction, that:

- (a) this person is the Secretary of the corporation named in this document;
- (b) this person signed this document as attesting witness for the proper corporate officer who is BRIAN M. STOLAR, the vice President of the corporation;
- (c) this person knows the proper corporate seal of the corporation and the proper corporate seal was affixed;
- (d) this document was signed and delivered by the corporation as its voluntary act and deed by virtue of authority from its Board of Directors; and
- (e) this person signed this acknowledgment to attest to the truth of these facts.

Signed and sworn to before  
me on *February 6*, 1998.

 \_\_\_\_\_  
Notary  
*Dolores Hayet*

  
\_\_\_\_\_  
NICHOLAS W. MINOIA

**DOLORES HAYET**  
**NOTARY PUBLIC OF NEW JERSEY**  
My Commission Expires December 3, 2002

**END OF DOCUMENT**

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