

Prepared By: 

Caroline Record, Esq.

**WHITING STATION AT CRESTWOOD HOMEOWNERS ASSOCIATION, INC.**

**AMENDMENTS TO BYLAWS  
(Regarding Committees)**

**P R E A M B L E**

A. The Declaration of Covenants and Restrictions for Whiting Station at Crestwood Homeowners Association, Inc. (the "Declaration") was recorded in the office of the Ocean County Clerk on February 18, 1988 in Deed Book 4640 at Page 084 et seq, and the By-Laws of Whiting Station at Crestwood Homeowners Association, Inc. (the "By-Laws"), were recorded as an attachment to the Declaration.

B. On July 31, 2017, the Planned Residential Real Estate Development Full Disclosure Act ("PREDFDA") laws concerning New Jersey community association bylaws were amended by S-2492/A-4091 (sometimes referred to as the "Radburn Bill"). The Board of Trustees (the "Board") of the Association has approved and adopted these amendments to the Association's Bylaws, subject to the right of the members to reject such changes, as outlined below, to make the committee requirements consistent and manageable.

C. These Amendments to the By-Laws were duly introduced and was thereafter approved by the Board at an open meeting of the Board at which a quorum was present on January 18, 2022. Notice of these amendments was sent to the members and included a ballot permitting the Members to reject the proposed amendment. Rejection of this amendment required the votes of at least ten percent (10%) of the members within thirty (30) days following mailing of the notice, in which event the amendment would have been deemed defeated. Ten percent (10%) of the Members did not reject this amendment within this thirty (30) day period. Therefore, this amendment has been approved by the Board and not rejected by the Members

**NOW, THEREFORE, BE IT RESOLVED** on this 21 day of February, 2022, as follows:

A. Article IV, Section 11(b) of the Bylaws shall be amended as indicated below:

B. Budget. An annual Operating Budget, detailing the estimated revenue and expenses and Homeowner's Annual Assessment, shall be prepared by the Budget & Finance Committee consisting of at least five (5) members not less than 3 Members, which shall be appointed by the Board of Trustees in January of each year. Members of the Homeowners Association shall receive a copy of the Budget, approved by the Board of Trustees at least fifteen (15) days prior to the Annual Meeting.

B. Article VI, Section 1 of the Bylaws shall be amended as indicated below:

**SECTION 1. Architectural Committee.** The Board of Trustees shall appoint an Architectural Committee consisting of not less than ~~five (5)~~ three (3) persons and they shall advise the Board of Trustees through the Architectural Trustee regarding ~~any~~ requests for modifications ~~uses and additions~~ in or to any Home or Lot or to the Common Property or ~~evidence of any~~ changes made without the approval of the Board of Trustees in accordance with the standards and guidelines contained in the Governing Documents and as otherwise adopted by the Board of Trustees .

C. Article VI, Section 2 of the Bylaws shall be amended as indicated below:

**SECTION 2. Covenants Committee.** The Board of Trustees shall appoint a Covenants Committee consisting of not less than ~~five (5)~~ three (3) persons whose Chairman ~~and they~~ shall advise the Board of Trustees regarding the appearance, use and maintenance of all properties within the Whiting Station at Crestwood Community.

**NOTICE AND RECORDING.** The Association shall prepare correspondence, in appropriate form and substance, and thereafter circulate same, along with a copy of these Amendments, to all Owners. The Association also authorizes and directs its legal counsel to arrange for recordation of a copy of these Amendments with the Ocean County Clerk's Office in order to establish the recording of these Amendments to the Bylaws in the chain of title. The Ocean County Clerk is authorized and requested to annotate the Declaration (for example, by reference in the margin) to reference the recording of this Amendment.

ATTEST:

Lou Ann Breaks  
Lou Ann Breaks, Secretary

**WHITING STATION AT CRESTWOOD  
HOMEOWNERS ASSOCIATION, INC.**

By: Colleen Hartigan  
Colleen Hartigan, President

STATE OF NEW JERSEY )

) SS.:

COUNTY OF Ocean )

I CERTIFY that on March 23, 2022, Lou Ann Breaks personally came before me and this person acknowledged under oath, to my satisfaction, that:

- (a) this person is the Secretary of the **WHITING STATION AT CRESTWOOD HOMEOWNERS ASSOCIATION, INC.**, a nonprofit corporation of the State of New Jersey, named in this document;
- (b) this person signed this document as attesting witness for the proper corporate officer who is Colleen Hartigan the President of the corporation;
- (c) this document was signed and delivered by the corporation as its voluntary act and deed by virtue of authority from its Board of Trustees; and
- (d) this person signed this acknowledgment to attest to the truth of these facts.
- (e) notice of these amendments was properly sent to the owners of the Association in accordance with the provisions of the Bylaws of the Association; and
- (f) these amendments was approved by the Board and not rejected by at least 10% of the Members within 30 days of a notice sent to all Members advising the Members of their right to reject these Amendments.

Signed and sworn to before me  
on March 23, 2022.

[Signature]  
Notary Public

[Signature]  
Lou Ann Breaks, Secretary

SUSAN G. TESTA  
NOTARY PUBLIC OF NEW JERSEY  
Commission # 2394510  
My Commission Expires 3/23/2025

**Record & Return To:**

**Caroline Record, Esq.**

**Hill Wallack, LLP**

**240 Cedar Knolls Road, Suite 209**

**Cedar Knolls, NJ 07927**