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 Union County, New Jersey
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 County Clerk

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Date of Document 08/31/2021	Type of Document Deed
First Party Name Springfield Park Place Condominium Association, Inc.	Second Party Name Springfield Park Place Condominium Association, Inc.
Additional First Parties	Additional Second Parties

THE FOLLOWING SECTION IS REQUIRED FOR DEEDS ONLY

Block	Lot
Municipality	Consideration
Mailing Address of Grantee	

THE FOLLOWING SECTION IS FOR ORIGINAL MORTGAGE BOOKING & PAGING INFORMATION FOR ASSIGNMENTS, RELEASES, DISCHARGES & OTHER ORIGINAL MORTGAGE AGREEMENTS ONLY

Original Book 3552	Original Page 0688
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UNION COUNTY, NEW JERSEY RECORDING DATA PAGE

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DB6433-0137

**AMENDMENT TO THE BY-LAWS FOR
SPRINGFIELD PARK PLACE CONDOMINIUM ASSOCIATION, INC.
PERTAINING TO ELECTRONIC VOTING**

This Amendment (the "Amendment") is made on this 31st day of August 2021, by Springfield Park Place Condominium Association, Inc., (the "Association"), by and through its Board of Directors (the "Board"), having an address in the care of FirstService Residential, 21 Christopher Way, Eatontown, New Jersey; and

WHEREAS, the Association was created by, among other documents, a Master Deed with attached By-Laws (collectively, the "Governing Documents"), recorded in the **Union County Register's Office on May 26, 1988, in Deed Book 3552, Page 0688, et. seq.**, as may be amended from time to time; and

WHEREAS, the Association's By-Laws, Article II, Section 2.07, provides, in pertinent part, that "[e]ach Townhouse Unit Owner in good standing shall be entitled to cast one (1) vote for each Unit to which he holds title in all elections of Directors for the Townhouse Units. In addition, the Commercial Unit Owner(s) and Sub-Unit Owner(s), if any, shall be entitled to elect one Director and the Retail Unit Owner and Sub-Unit Owner(s), if any, shall also be entitled to elect one Director. In all other questions, each Unit Owner in good standing shall be entitled to one (1) vote for each Unit to which he holds title..."; and

WHEREAS, the Association's By-Laws, Article II, Section 2.08, provides, in pertinent part, that "[p]roxy ballots shall be permitted with respect to all elections of Directors, and all amendments to the Certificate of Incorporation, the Master Deed or these By-Laws, or any other matter which is to come before a meeting of the membership of the Association"; and

WHEREAS, the Association's By-Laws, Article III, Section 3.08, provides that "[o]nly Unit Owners who hold memberships in good standing shall be entitled to vote. 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) 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"; and

WHEREAS, the Association's By-Laws, Article III, Section 3.09, provides, in pertinent part, that "[o]nly Unit Owners who hold memberships in good standing shall be entitled to vote. The election of Directors shall be conducted by written ballot."; and

WHEREAS, the Planned Real Estate Development Full Disclosure Act (PREDFDA) (N.J.S.A. 45:22A-21, *et seq.*) provides that voting in elections, amendments and on other matters may be done electronically (See N.J.S.A. 45:22A-45.2.c(5),(6) & (8)) and N.J.S.A. 45:22A-46.d(2)(c), (d)); and

WHEREAS, PREDFDA further provides that "... an executive board may amend the bylaws under the following circumstances:... (b) after providing notice to all association members of the proposed amendment, which notice shall include a ballot to reject the proposed amendment. Other than an amendment to render the bylaws consistent with State, federal, or local law, if at least 10 percent of association members vote to reject the amendment within 30 days of its mailing, the amendment shall be deemed defeated." (N.J.S.A. 46.4d(5)); and

WHEREAS, the Board of Directors convened for an open meeting on July 28th, 2021, and a quorum being present, a majority of the Directors present and voting voted to amend the Association's By-Laws to provide for electronic voting; and

WHEREAS, the Board of Directors proposed this Amendment to the membership pursuant to N.J.S.A. 45:22A-46.4d(5)(b)) via a mailing sent on July 30th, 2021; and

WHEREAS, after waiting the required thirty (30) days, less than ten (10%) percent of the association members rejected this proposed amendment; and

NOW, THEREFORE, the Association hereby amends and modifies the Association's By-Laws as set forth below:

- 1. The Association's By-Laws, Article II, Section 2.08, is hereby amended to include the following language:**

In addition to the use of proxies and proxy ballots, the Association will also make absentee ballots available with respect to all elections of Directors, and all amendments to the Certificate of Incorporation, the Master Deed or these By-Laws, or any other matter which is to come before a meeting of the membership of the Association.

- 2. The Association's By-Laws, Article III, Section 3.08, is hereby amended to include the following underlined language:**

Only Unit Owners who hold memberships in good standing shall be entitled to vote. A majority of votes present in person, cast electronically or via mailed ballot 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) 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. Any question subject to a vote of the membership may be voted upon electronically, including but not limited to Director elections and votes to approve amendments to the Association's Governing Documents. The Board of Directors may determine the exact manner of electronic voting. In the event a member does not have access to means for electronic voting and notifies the Association of same in writing, the Association shall provide a paper ballot and/or proxy for such member to vote.

- 3. The Association's By-Laws, Article III, Section 3.09, the second sentence beginning with "[t]he election of Directors shall be conducted ..." is hereby amended to include the following underlined language:**

The election of Directors shall be conducted electronically and/or by written ballot.

4. All other terms of the By-Laws not amended by this Amendment, which do not conflict with Paragraphs 1, 2 and/or 3 above, shall remain in full force and effect.
5. Any provision of the By-Laws that conflict with this Amendment is hereby null and void.
6. In the event any provision of this Amendment is deemed unenforceable by a court of competent jurisdiction, the remaining provisions shall remain in full force and effect.
7. Notwithstanding the full execution of this Amendment, this Amendment shall not take effect until this Amendment is recorded in the Union County Register's Office.

SPRINGFIELD PARK PLACE CONDOMINIUM ASSOCIATION, INC.

Amendment: Policy No. _____

Pertaining To: Electronic Voting

Duly adopted at a meeting of the Board of Directors of Springfield Park Place Condominium Association, Inc., held this 19__ day of August 19____, 2021.

Officer

Vote:

YES NO ABSTAIN ABSENT

Mark Stanziale _____, Director x _____

Eugene Bell _____, Director x _____

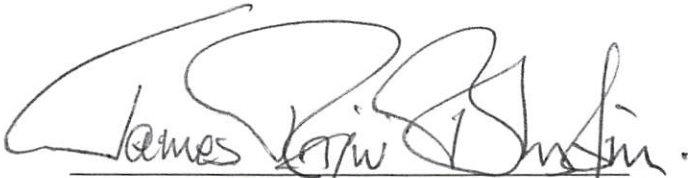
Karen Pheifer-Jones _____, Director x _____

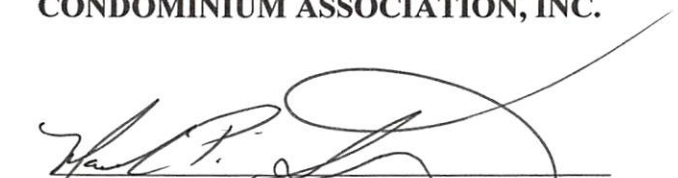
James Bhasin _____, Director x _____

Lou Singer _____, Director x _____

Attest:

**SPRINGFIELD PARK PLACE
CONDOMINIUM ASSOCIATION, INC.**


James Bhasin, Secretary
Treasurer


Mark Stanziale, President

Amendment Effective: Upon recording with the County Register.

NOW THEREFORE, Mark Stanziale, the President of Springfield Park Place Condominium Association, Inc., based on the authority granted by the Association's Master Deed, By-Laws, the law and the vote reflected above, hereby submits this Amendment for recordation in the Union County Register's Office.

SPRINGFIELD PARK PLACE

CONDOMINIUM ASSOCIATION, INC.


Mark Stanziale, President

ACKNOWLEDGMENT

STATE OF NEW JERSEY)
) ss.
COUNTY OF UNION)

On the 7 day of September, 2021, Mark P. Stanziale
personally appeared before me and this person acknowledged under oath, to my satisfaction, that:

(a) this person signed and delivered the foregoing document as the President of Springfield Park Place Condominium Association, Inc., (the "Association"), named in this document; and

(b) this document was signed and delivered by the Association as its voluntary act and deed by virtue of authority from its Membership and its Board of Directors.

Sworn and subscribed to before
me this 7 day of
September, 2021.

Florence R. Stanziale NOTARY
PUBLIC - NEW JERSEY

FLORENCE R STANZIALE
NOTARY PUBLIC
STATE OF NEW JERSEY
ID # 50148089
MY COMMISSION EXPIRES JAN. 11, 2026

RECORD AND RETURN TO:
McGOVERN LEGAL SERVICES, LLC
850 CAROLIER LANE
NORTH BRUNSWICK, NJ 08902
(732) 246-1221



CHECK

MCGOVERN LEGAL SERVICES LLC		Inst.#	
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NORTH BRUNSWICK	NJ 08902	Paid	+20
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