



**Joanne Rajoppi, Union County C**  
 Union County, New Jersey  
 Recording Data Cover Page  
 Pursuant to N.J.S.A. 46:26A-5



Received & Recorded Deed-1  
 Union County, NJ Inst# **4168**  
 4/28/2021 15:45  
**Joanne Rajoppi**  
**County Clerk**  
 Consider. .00  
 RT Fee .00

Pgs-4

Operator  
 ALLISON



*Official Use Only*

<b>Date of Document</b> 04/14/2021	<b>Type of Document</b> (Mortgage) <i>DEED</i>
<b>First Party Name</b> Springfield Park Place Condominium Association, Inc.	<b>Second Party Name</b> Springfield Park Place Condominium Association, Inc.
<b>Additional First Parties</b>	<b>Additional Second Parties</b>

**THE FOLLOWING SECTION IS REQUIRED FOR DEEDS ONLY**

<b>Block</b>	<b>Lot</b>
<b>Municipality</b>	<b>Consideration</b>
<b>Mailing Address of Grantee</b>	

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

<b>Original Book</b> 3552	<b>Original Page</b> 688
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**UNION COUNTY, NEW JERSEY RECORDING DATA PAGE**

This cover page is for use in Union County, New Jersey only.  
 Please do not detach this page from the original document as it  
 contains important recording information and is part of the permanent record.  
 Forms available at [www.clerk.ucnj.org](http://www.clerk.ucnj.org)

DB6410 0876

**SPRINGFIELD PARK PLACE CONDOMINIUM ASSOCIATION, INC.  
AMENDMENT TO THE BY-LAWS  
RELATING TO TORT IMMUNITY**

This Amendment to the Master Deed of Springfield Park Place Condominium Association, Inc. (the "Association"), is made on this 14 day of April, 2021, by the Association, a Nonprofit Corporation of New Jersey, by and through its Board of Directors ("the Board"), having an address of 2308 Park Place, Springfield, New Jersey 07081.

**WHEREAS**, the Association was established and exists by a certain Master Deed (the "Master Deed") and By-Laws (the "By-Laws"), recorded in the Union County Clerk's office on May 26, 1988, at Deed Book 3552, Page 688, and as amended from time to time;

**WHEREAS**, By-Laws Section 4.01 provides, "the property, affairs and business of the Association shall be managed by the Board of Directors, which shall have those powers granted to it by the Certificate of Incorporation, the Master Deed, these By-Laws, and by law";

**WHEREAS**, N.J.S.A. § 2A:62A-13 states that "a. Where the bylaws of a qualified common interest community specifically so provide, the association shall not be liable in any civil action brought by or on behalf of a unit owner to respond in damages as a result of bodily injury to the unit owner occurring on the premises of the qualified common interest community. b. Nothing in this act shall be deemed to grant immunity to any association causing bodily injury to the unit owner on the premises of the qualified common interest community by its willful, wanton or grossly negligent act of commission or omission"; and

**WHEREAS**, N.J.S.A. § 2A:62A-14 states that "[n]o bylaws shall be amended in accordance with section 2 of this act [2A:62-13] unless the amendment is approved by the owners of at least two-thirds of the units held by unit owners other than the developer in the qualified common interest community"; and

**WHEREAS**, Bylaws, Article III, Section 3.05, provides that "[a]ny meeting of the Unit Owners, persons ... 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."; and

**WHEREAS**, Bylaws, Article III, Section 3.10, provides, in pertinent part, that "[m]embers may vote by mail ballot on any question or election other than a Transition Election..."; and

**WHEREAS**, notice of a ballot by mail vote on these amendments was mailed at least fourteen (14) day, prior to the return deadline of April 12, 2021; and

**WHEREAS**, at the deadline for return of ballots, a quorum of owners having voted, at least two-thirds (2/3) of the fully authorized membership of the Association voted in favor of amending the By-Laws to implement tort immunity; and

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

1. Association's By-Laws, Article XV, entitled Tort Immunity is hereby added as follows:

**ARTICLE XV**

**TORT IMMUNITY**

**The Association shall not be liable in any civil action brought by or on behalf of an owner or an owner's spouse to respond in damages as a result of bodily injury to the owner or the owner's spouse occurring on the premises of the qualified common interest community. Nothing in this provision shall be deemed to grant immunity to the Association for bodily injury to the owner or the owner's spouse caused by the Association's willful, wanton or grossly negligent act of commission or omission.**

2. This Amendment shall supersede any conflicting provisions in the By-Laws, any previously adopted amendments and any rules and/or regulations with respect to the same subject matter.
3. Should any provision herein be determined to be invalid, the remaining provisions herein shall remain in full force and effect.
4. All other terms and conditions of the By-Laws not amended herein and/or that do not conflict with the terms herein shall remain in full force and effect.
5. Notwithstanding the full execution of this Amendment, this Amendment shall not take effect until recorded in the Union County Clerk's Office.

**IN WITNESS WHEREOF**, the undersigned have executed this Amendment to the By-Laws of Springfield Park Place Condominium Association, Inc. on the day and year listed above.

WITNESS:

Springfield Park Place Condominium Association, Inc.

Florence R. Stanziak

By: Mark R. Stanziak, President

WITNESS:

Springfield Park Place Condominium Association, Inc.

Florence R. Stanziak

By: [Signature], Treasurer or Secretary

DB6410 0878

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, and the membership vote reflected above, hereby submits this amendment for recordation in the Union County Clerk's Office.

Springfield Park Place Condominium Association, Inc.

Mark Stanziale, President

**CORPORATE ACKNOWLEDGEMENT**

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

On the 14 day of April, 2021, Mark 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"); and

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

Sworn and subscribed before me on this  
14 day of April, 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**

DB6410 0819

RECEIVED AS IS  
UNION COUNTY CLERK

CHECK	MC GOVERN LEGAL SERVICES LLC	Inst. #
	850 CAROLIER LANE	41 68
	NORTH BRUNSWICK	Paid
	Deed	Recording Fee 75.00 RT Fee .00

**END OF DOCUMENT**