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LAURA M. BENSON ♦□
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MATHEW B. THOMPSON
LAURA E. CROMER

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 Δ Admitted to the U.S. Tax Court
- ♦ Admitted to U.S. Court of Appeals, 3rd Circuit

 □ Admitted to U.S. Supreme Court

 ** Certified by the Supreme Court of New Jersey
 as a Workers Compensation Law Attorney



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May 4, 2021

Burnt Tavern Manor Condominium Association c/o Pinnacle Property Management P.O. Box 1082 Pt. Pleasant Beach, New Jersey 08742

> Re: Burnt Tavern Manor Condominium Association Amendment to Master Deed – Skylights, Windows and Doors

Dear Sir/Madam:

Enclosed herewith please find an original Amendment and Supplement to the Master Deed of Burnt Tavern Manor Condominium Association regarding Skylights, Windows and Doors which was recorded in the Ocean County Clerk's Office on April 27, 2021 in Deed Book 18442 at Pag 913. This should made a part of the permanent record.

Very truly yours,

STEPHEN B. KOTZAS

SBK/Imh Enclosure





OCEAN COUNTY CLERK'S OFFICE RECORDING DOCUMENT **COVER SHEET**

SCOTT M. COLABELLA OCEAN COUNTY CLERK P.O. BOX 2191 TOMS RIVER, NJ 08754-2191 (732) 929-2110 www.oceancountyclerk.com

INSTR	÷ 2021063662	
OR BK	18442 PG 913 ED 04/27/2021	ng:25:45 AM
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BURNT TAVERN MANOR CONDOMINIUM ASSOCIATON	BURNT TAVERN MANOR CONDOMINIUM ASSOCIATION	
ALL ADDITIONAL PARTIES: (Enter Last Name, First Name)		
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THE FOLLOWING SECTION IS REQUIRED FOR DEEDS ONLY		
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THE FOLLOWING SECTION IS FOR ORIGINAL MORTGAGE BOOKING & PAGING INFORMATION FOR ASSIGNMENTS, RELEASES, SATISFACTIONS, DISCHARGES & OTHER ORIGINAL MORTGAGE AGREEMENTS ONLY		
ORIGINAL BOOK:	ORIGINAL PAGE:	
3309	49	

OCEAN COUNTY CLERK'S OFFICE RECORDING DOCUMENT COVER SHEET

Please do not detach this page from the original document as it contains important recording information and is part of the permanent record.

AMENDMENT AND SUPPLEMENT TO THE MASTER DEED OF BURNT TAVERN CONDOMINIUM ASSOCIATION

THIS AMENDMENT made to the Master Deed this _/J day of April 2021, 2021, by Burnt Tavern Condominium Association, a corporation having its principal office at P.O. Box 1082, Pt. Pleasant Beach, New Jersey 08742

WITNESSETH

WHEREAS, subject to the New Jersey Condominium Act (N.J.S. 46:8B-1 et seq.), its amendments, supplements, and to the provisions of the certain Master Deed of Burnt Tavern Condominium dated May 10, 1973 and recorded June 8, 1973 in the Office of the Clerk of Ocean County in Book 3309 of Deeds at Page 49; and by Amendment to Master Deed dated July 27, 1973 and recorded August 10, 1973 in Deed Book 33247, Page 1; and by Corrected Amendment to Master Deed, dated November 19, 1973 and recorded December 6, 1973 in Deed Book 3356 Page 743 and by Second Corrected Amendment to Master Deed dated March 27, 1974 and recorded April 17, 1974 in Deed Book 3381 Page 420, and by Third Corrected Amendment to Master Deed dated August 29, 1975 and recorded September 29, 1975 in Deed Book 2477 Page 550, and by Fourth Corrected Amendment to Master Deed dated April 18, 1976 and recorded June 11, 1976 in Deed Book 3529, Page 453, and by Fifth Corrected Amendment to Master Deed in Deed Book 4364 Page 0244, and by Sixth Corrected Amendment to Master Deed dated February 16, 2005 and recorded May 22, 2006 in Deed Book 13179 Page 1411.

WHEREAS, the Burnt Tavern Condominium Association, Inc. a New Jersey not-for-profit organization has the responsibility for the administration, operation and management of the Condominium and other improvements intended for the common use and enjoyment of the residents of the Condominium; and

NOW THEREFORE the Association hereby amends the Master Deed as follows:

- 1. Paragraph 3 which defines "Dimensions" shall be amended to include a paragraph (g) Skylights, Windows and Doors. The remainder of paragraph 3 shall remain in full force and effect except as expressly modified herein, all other terms and conditions of the Master Deed shall remain in full force and effect and in any case of conflict, the provisions hereof shall be deemed controlling.
- 2. Paragraph 3 entitled <u>Sides</u> under the third paragraph shall be amended to read as follows: Each dwelling unit and the recreation unit also includes all appliances, fixtures, interior <u>partitions</u>, <u>skylights</u>, <u>windows</u>, doors and other improvements...

WHEREAS, in the event the skylights, windows and doors do not become part of the common elements, the Board shall have the authority to reimburse all unit owners for previously paid for skylight replacement. A special assessment shall be imposed upon all unit owners to fund the reimbursement.

IN WITNESS WHEREOF, the Board has caused this Amendment to be executed on the date first mentioned above.

ATTEST:

BURNT TAVERN CONDOMINIUM ASSOCIATION

A New Jersey Corporation

Tith abound

STATE OF NEW JERSEY) SS .: COUNTY OF OCEAN

I am an officer authorized to take acknowledgements ad proofs in this State.

On the day of ______, 2021, (the "Witness") appeared before me in person. The Witness was duly sworn by me according to the law under oath and stated and proved to my satisfaction that:

- The Witness is the Secretary of Burnt Tavern Condominium Association, which is the Grantor in this Instrument.
 - The officer who signed this Instrument is the President of the Corporation.
- The making, signing, sealing and delivery of this Instrument have been duly authorized by a proper resolution of the Board of Directors of the Corporation.
- The Witness knows the corporate seal of the Corporation. The seal was affixed to this Instrument by the Corporate Officer. The Corporate Officer signed and delivered this Instrument as and for the voluntary act and deed of the Corporation. All this was done in the presence of the Witness who signed this Deed as attesting witness. The Witness signs this proof to attest to the truth of these facts.

Nicole Bachman NOTARY PUBLIC

STATE OF NEW JERSEY ID # 2453008 MY COMMISSION EXPIRES 07/08/2025

Sworn to and subscribed before me

2021.

NOTARY PUBLIC

Secretary

Record & Return to:

Berry, Sahradnik, Kotzas & Benson, PC Attn: Stephen B. Kotzas, Esquire P.O. Box 757, 212 Hooper Avenue Toms River, NJ 08754-0757