



**Atlantic County
Document Summary Sheet**

ATLANTIC COUNTY CLERK

5901 MAIN ST
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ATLANTIC COUNTY, NJ
JOSEPH J. GIRALO, COUNTY CLERK
RECORDED 07/06/2023 10:43:03
RCPT # 1724818 RECD BY E-RECORD
NAME FEE
RECORDING FEES 60.00
INSTRUMENT# 2023030771
VOL 15459 PAGE 1 OF 4

Official Use Only

Transaction Identification Number

6707337 8170635

Submission Date(mm/dd/yyyy) 06/16/2023

No. of Pages (excluding Summary Sheet) 2

Recording Fee (excluding transfer tax) \$60.00

Realty Transfer Tax \$0.00

Total Amount \$60.00

Document Type AMENDMENT TO MASTER DEED

Municipal Codes
GALLOWAY TWP 14

Batch Type L2 - LEVEL 2 (WITH IMAGES)

533508

Return Address (for recorded documents)

ERIC D MANN
2111 NEW ROAD, SUITE 105
NORTHFIELD, NJ 08225

Additional Information (Official Use Only)

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**Atlantic County
Document Summary Sheet**

**AMENDMENT TO
MASTER DEED**

Type	AMENDMENT TO MASTER DEED				
Consideration					
Submitted By	HYBERG WHITE & MANN				
Document Date	06/06/2023				
Reference Info					
Book ID	Book	Beginning Page	Instrument No.	Recorded/File	
DB	6169	11		08/08/1997	
GRANTOR	Name			Address	
	SMITHVILLE FOUR SEASONS HOMEOWNERS ASSOCIATION, INC.				
GRANTEE	Name			Address	
	SMITHVILLE FOUR SEASONS HOMEOWNERS ASSOCIATION, INC.				
Parcel Info					
Property Type	Tax Dist.	Block	Lot	Qualifier	Municipality

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Prepared By:


Eric D. Mann, Esq.

**AMENDMENT TO BY-LAWS
FOR THE
SMITHVILLE FOUR SEASONS HOMEOWNERS ASSOCIATION, INC.**

This Amendment to the By-Law for the Smithville Four Seasons Homeowners Association, Inc. are made this 6th day of June, 2023 by the Smithville Four Seasons Homeowners Association, Inc., a New Jersey not-for-profit corporation located in Galloway Township, Atlantic County, New Jersey.

WITNESSETH:

WHEREAS, the By-Laws for the Smithville Four Seasons Homeowners Association, Inc. were filed along with the original Declaration for that certain real property located in the Township of Galloway, County of Atlantic and State of New Jersey, dated August 6, 1997 and recorded in the Office of the Recording Officer of Atlantic County on August 8, 1997 in Book 6169 of Deeds, at Page 11; and

WHEREAS, consistent with the provisions of N.J.S.A. 45:22A-46(5) the Board of Directors approved amendments to the By-Laws subject to rejection by the Unit Owners; and

WHEREAS, on April 21, 2023 a ballot of rejection was submitted to the membership advising that any disapproval of the By-Law Amendments required execution of the ballot of rejection to be returned to the Association within 30 days; and

WHEREAS, less than 10% of the Association members voted to reject the amendments consistent with N.J.S.A. 45:22A-46(5) and accordingly the By-Law Amendments were deemed accepted.

NOW, THEREFORE, consistent with the laws of New Jersey and the By-Laws of the Smithville Four Seasons Homeowners Association, Inc., the By-Laws are hereby amended as follows:

1. Article IV, Section 4.03, second paragraph, of the By-Laws is amended to provide as follows:

The Trustees shall hold office until their respective successors have been duly elected and qualified, or until removed in the manner provided in Section 4.05. At any meeting where an election of Trustees is scheduled, the candidates receiving the highest vote tally will be considered elected to open Trustee seats. For purposes of determining the terms for which successful candidates will serve, those successful candidates receiving the highest vote tallies will be seated to the terms for the longest period of years. In the event of a tie in any voting for Trustee positions, the successful candidate shall be determined by coin flip or random draw unless the tied candidates agree otherwise. Election of Trustees at successive annual meetings shall be in accordance with this Section 4.03.

2. To the extent that there is any conflict in the provisions of this Amendment to the By-Laws and any previously recorded amendments or the original By-Laws, the terms of this Amendment to the By-Laws shall prevail.

3. This Amendment to the By-Laws shall be effective upon recording in the Atlantic County Clerk's Office.

IN WITNESS WHEREOF, the Association has caused this instrument to be signed, sealed and delivered by its Board of Directors the day and year first above written.

ATTEST:

SMITHVILLE FOUR SEASONS HOMEOWNERS ASSOCIATION, INC.

Vincent Schiraldi
Vincent Schiraldi, Secretary

By: [Signature]
Steve Silvern, President

STATE OF NEW JERSEY; COUNTY OF ATLANTIC: ss

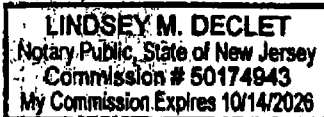
I CERTIFY that on June 6, 2023 Vincent Schiraldi personally came before me and this person acknowledged under oath, to my satisfaction, that:

- (a) this person is the Secretary of the Smithville Four Seasons Homeowners Association, Inc., the corporation named in the attached document;
- (b) this person is the attesting witness to the signing of this document by the proper corporate officer who is Steve Silvern, the President of the corporation;
- (c) this document was signed and delivered by the corporation as its voluntary act duly authorized by a proper resolution of its Board of Trustees;
- (d) this person knows the proper seal of the corporation which was affixed to this document; and
- (e) this person signed this proof to attest to the truth of these facts.

Sworn to and subscribed before me
on June 6, 2023

[Signature]
Lindsey M. Declet

Vincent Schiraldi
Vincent Schiraldi
Secretary, Attesting Witness



Record and return to:
Hyberg White & Mann
2111 New Road, Suite 105
Northfield, NJ 08225