



**Atlantic County
Document Summary Sheet**

ATLANTIC COUNTY CLERK

5901 MAIN ST

MAYS LANDING NJ 08330 1797

ATLANTIC COUNTY, NJ
JOSEPH J. GIRALO, COUNTY CLERK
RECORDED 05/23/2025 11:26:26
RCPT # 1803027 RECD BY E-RECORD
NAME FEE
RECORDING FEES 80.00
INSTRUMENT# 2025018795
VOL 15745 PAGE 1 OF 6

Official Use Only

Transaction Identification Number

7624015

9351818

Submission Date(mm/dd/yyyy)

04/17/2025

No. of Pages (excluding Summary Sheet)

4

Recording Fee (excluding transfer tax)

\$80.00

Realty Transfer Tax

\$0.00

Total Amount

\$80.00

Document Type

AMENDMENT TO MASTER DEED

Municipal Codes

BUENA VISTA TWP

10

Batch Type L2 - LEVEL 2 (WITH IMAGES)

Return Address (for recorded documents)

HILL WALLACK, LLP
21 ROSZEL ROAD P. O. BOX 5226
PRINCETON, NJ 08540

627164

Additional Information (Official Use Only)

*** DO NOT REMOVE THIS PAGE.**

**COVER SHEET [DOCUMENT SUMMARY FORM] IS PART OF ATLANTIC COUNTY FILING RECORD.
RETAIN THIS PAGE FOR FUTURE REFERENCE.**



Atlantic County Document Summary Sheet

AMENDMENT TO MASTER DEED	Type	AMENDMENT TO MASTER DEED				
	Consideration					
	Submitted By	SIMPLIFILE, LLC. (SIMPLIFILE)				
	Document Date	04/07/2025				
	Reference Info					
	Book ID	Book	Beginning Page	Instrument No.	Recorded/File Date	
				2020023066		
	GRANTOR	Name			Address	
		COLLINGS LAKES CIVIC ASSOCIATION				
	GRANTEE	Name			Address	
		COLLINGS LAKES CIVIC ASSOCIATION				
	Parcel Info					
	Property Type	Tax Dist.	Block	Lot	Qualifier	Municipality

*** DO NOT REMOVE THIS PAGE.**
COVER SHEET [DOCUMENT SUMMARY FORM] IS PART OF ATLANTIC COUNTY FILING RECORD.
RETAIN THIS PAGE FOR FUTURE REFERENCE.

COLLINGS LAKES CIVIC ASSOCIATION

First Amendment to the Bylaws

WHEREAS the original Bylaws of the Association were recorded with the Atlantic County Clerk on April 27, 2020, as Instrument Number 2020023066; and with the Gloucester County Clerk on April 13, 2020, as Instrument Number 00013976, and

WHEREAS the majority of the Board of Trustees has determined that the Bylaws should be amended as set forth below in the best interest of the Association; and

WHEREAS the Association has received two legal opinions that the Association is subject to the Planned Real Estate Development Full Disclosure Act (NJSA 46:22-1 et seq.); and

WHEREAS N.J.S.A. 45:22 A-46 empowers the board of trustees of a community association including Collings Lakes Civic Association to amend its Bylaws without a full vote of the community if, upon proper notice, less than ten percent of the members object to the proposed amendment within thirty days from mailing; and

WHEREAS proper notice of these proposed amendments was mailed to all members on 1-15, 2025 with a copy of the proposed amendments and notice of the Board's intent to adopt the amendments in the absence of an objection by ten percent or more of the members; and

WHEREAS only 57 of 870 members (less than 10%) registered a timely objection to the proposed amendment;

Now therefore, the Board of Trustees hereby votes at an open Board Meeting on April 7, 2025 to amend the Bylaws as follows:

1. Part Three is amended to add: “*3.18 – Notwithstanding any provisions in the original Bylaws, all meetings and elections shall be conducted in accordance with the relevant portions of NJSA 45:22a-21 et seq. and NJAC 5:26-1.3 et sec (commonly known as the Radburn Act) as amended from time to time*”.
2. Part Four, Section 4.1 is amended to add at the end of the paragraph: “*Not more than one owner or entity-owner representative residing in a single unit may serve on the Board simultaneously. This prohibition shall apply regardless of how many units may be owned by the co-habitants.*”
3. Part Two, Section 2.10 is amended to provide that, starting in 2025, notice of assessments due shall be sent out by the Association to each unit on or about February 15 of each year and payment shall be due by March 1. Accordingly, the late fee provisions of the original section shall be applied if not paid by March 31.
4. Part Three, Section 3.1 is amended to clarify that the annual meeting and any special meeting called pursuant to Section 3.4 are *membership* meetings. The remainder of the meetings provided for in the original Section 3.1 (to be held at least Quarterly) are *board* meetings. The Board may have as many board meetings throughout the year as the President or the majority of the Board determines are necessary. All membership and board meetings may be held electronically (Zoom or equivalent) except that provisions must be made by the Association to provide access to the online meeting for any member who does not have internet/computer access.
5. Part Ten shall be amended to add 10.13 as follows:

10.13 ELECTRONIC NOTICE AND ELECTRONIC VOTING PERMITTED

Notwithstanding anything to the contrary in these Bylaws including Section 3.6, any notice required to be sent to any Unit Owner under the provisions of the any of these By-Laws shall be deemed to have been properly sent and notice thereby given, when mailed, by regular post with postage prepaid, addressed to the Unit Owner at the last known post office address of the person

who appears as a member on the records of the Association at the time of such mailing. In addition, unless otherwise objected to by an Owner in writing, notice may be accomplished by electronic transmission or other equivalent technological means to the Owner. Notice to one of two or more co-owners of a Unit shall constitute notice to all co-owners. It shall be the obligation of every Unit Owner to immediately notify the Secretary of the Association in writing of any change of address or e-mail address. Valid notice may also be given to Unit Owners by (i) personal delivery to any occupant of said Unit 19 years of age or over (ii) by affixing said notice to or sliding same under the front door of any Unit; or (iii) by electronic transmission or other equivalent technological means to the Owner. Any member may object to electronic notice at any time by sending notice of such objection in writing to the Association in which case, that member shall receive all required notices by regular mail.

To the extent permitted by law, the Association may elect to conduct elections and other membership votes through an internet-based online voting system which must authenticate the members' identity in accordance with the following:

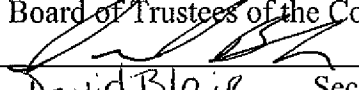
1. Electronic ballots must be transmitted in a way that ensures the secrecy and integrity of each ballot.
2. Receipts sent from the electronic voting system must be subject to verification.
3. The system must store and keep electronic ballots accessible to election officials for recount, inspection, and review purposes.
4. A member voting electronically is counted as being in attendance at the meeting for purposes of determining quorum.
5. Members who cannot or chose not to vote online shall be provided with the opportunity to vote using an alternative method.

The Board shall have the authority to adopt, amend, and publish rules and regulations concerning electronic voting and notices.

These Amendments shall become effective and enforceable upon the filing with the Atlantic County Clerk and Gloucester County Clerk.



Steven Slimm, President of the
Board of Trustees of the Collings Lakes Civic Association



David Blair, Secretary of the
Board of Trustees of the Collings Lakes Civic Association

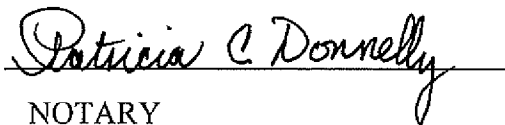
STATE OF NEW JERSEY :

ss

COUNTY OF ATLANTIC :

I CERTIFY that on April 8, 2025 Steven Slimm and David Blair
personally came before me, the undersigned witnessing authority, and acknowledged under oath to my
satisfaction that these persons were the President and Secretary of the Board of Trustees of the Collings
Lakes Civic Association, a New Jersey nonprofit corporation, and that this document was signed and
delivered by the Corporation as its voluntary act and deed by virtue of authority invested in its Board of
Trustees.

PATRICIA C. DONNELLY
Notary Public of New Jersey
My Commission Expires March 11, 2026
Comm. #2008521


NOTARY