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 MIDDLESEX COUNTY, NEW JERSEY

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Date of Document

03/28/2018

Type of Document

Deed

First Party Name

Ravens Crest East at Princeton Meadows Condominium Association, Inc.

Second Party Name

Ravens Crest East at Princeton Meadows
 Condominium Association, Inc.

Additional First Parties

Additional Second Parties

THE FOLLOWING SECTION IS REQUIRED FOR DEEDS ONLY.

Block

8

Lot

15.7

Municipality

Plainsboro

Consideration

Mailing Address of Grantee

Ravens Crest East at Princeton Meadows Condominium Association, Inc.
 c/o Cutolo Barros LLC
 46-50 Throckmorton Street
 Freehold, NJ 07728

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

Original Book

1102

Original Page

1

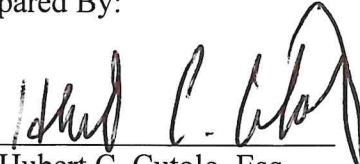
MIDDLESEX COUNTY, NEW JERSEY RECORDING DATA PAGE.

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Prepared By:


Hubert C. Cutolo, Esq.

AMENDMENTS TO THE MASTER DEED OF
RAVENS CREST EAST AT PRINCETON MEADOWS
CONDOMINIUM ASSOCIATION, INC.

Record and return to:

Hubert C. Cutolo, Esq.
Cutolo Barros LLC
46-50 Throckmorton Street
Freehold, New Jersey 07728

STATEMENT OF AMENDMENT

THIS AMENDMENT made this 28 day of March, 2018 by Ravens Crest East at Princeton Meadows Condominium Association, Inc., a New Jersey nonprofit corporation, having its principal office at 1700 Ravens Crest Drive East, Plainsboro, New Jersey 08536 (hereinafter the "Association");

WHEREAS, the Association was established and exists by virtue of the New Jersey Non-Profit Corporations Act, N.J.S.A. 15A:1-1, et seq., and pursuant to the New Jersey Condominium Act, N.J.S.A. 46:8B-1, et seq. and by virtue of a Master Deed, recorded on September 2, 1987 in the Office of the Clerk of Middlesex County in Deed Book 1102, Page 1, et seq., as may be amended (the "Master Deed"); and

WHEREAS, Article 14 of the Master Deed states that upon acceptance of a Deed to a unit each Owner of a unit shall be automatically become a Member of the Association and shall be a Member for so long as he shall hold legal title to his unit subject to all provisions of this Master Deed, the Condominium Act, the Certification of Incorporation, and the By-laws and Rules and Regulations which may not or hereafter be established for or by the Association; and

WHEREAS, Article 15 of the Master Deed states that each owner or occupant of a unit shall comply with, and shall assume ownership or occupancy subject to laws, rules and regulations of governmental authorities having or claiming jurisdiction over the Development, the provisions of this Master Deed, the Certificate of Incorporation, By-laws, Rules and Regulations or any other documents, amendments or supplements to the foregoing; and

WHEREAS, Article 19 of the Master Deed provides that the Master Deed may be amended by an affirmative vote of at least two-thirds (2/3) of the fully authorized membership of the Association at any duly held meeting; and

WHEREAS, the Board deems it necessary and desirable to propose a smoking ban on Association property for the purpose of protecting the health, safety and welfare of Association residents; and

WHEREAS, at a special meeting of the Association duly held in accordance with the provisions of the Master Deed on November 30, 2017, which was subsequently adjourned to March 28, 2018, with a quorum being present, these amendments to the Master Deed were approved by the affirmative vote of at least two-thirds of the fully authorized membership.

NOW, THEREFORE, the Association hereby amends and supplements the Master Deed and By-Laws as follows:

1. Article 11 Section 11.14 of the Master Deed is hereby amended to read as follows and includes an additional paragraph given the designation of 11.14.1:

Section 11.14 Nuisance.

No noxious or offensive activities shall be carried on, in or upon the Common Elements and Facilities or in any Unit nor shall anything be done therein either willfully or negligently which may be or become an annoyance or nuisance to the other residents in the Development.

11.14.1 Smoking of any kind, including but not limited to, cigarettes, cigars, pipes, electronic cigarettes and vaporizers, is prohibited on all Common Elements and Limited Common Elements. Commencing ninety (90) days following the effective date of this amendment, smoking shall be prohibited in all units. Any lease for a unit that is entered into after the effective date of this amendment shall include a clause prohibiting smoking in the unit, limited common elements and common elements. Any existing lease that is renewed after the effective date of this amendment shall include a clause prohibiting smoking in the unit.

2. All other terms and conditions of the Master Deed and By-Laws not modified herein shall remain in full force and effect.

3. Should any provision hereof be determined to be invalid, the remaining provisions hereof shall remain in full force and effect.

4. Any provision contained within any previously adopted resolution or amendment to the Master Deed, By-Laws or Rules and Regulations of the Association which conflicts with any provisions set forth herein, shall be deemed void and the provision contained herein shall govern

IN WITNESS WHEREOF, Ravens Crest East at Princeton Meadows Condominium Association, Inc. has caused this instrument to be executed by its duly authorized representative this 28th day of March, 2018.

WITNESS:

Ravens Crest East at Princeton Meadows
Condominium Association, Inc.



Patricia Kuntz, Secretary

By: 

Neil Satter, President

CORPORATE ACKNOWLEDGMENT

STATE OF NEW JERSEY :
: SS
COUNTY OF MIDDLESEX :

I CERTIFY that on March 23, 2018, Patricia Kuntz
personally came before me and this person acknowledged under oath, to my satisfaction, that:

(a) this person is the Secretary of Ravens Crest East at Princeton Meadows
Condominium Association, Inc., a nonprofit corporation of the State of New Jersey, named in
this document;

(b) this person signed this document as attesting witness for the proper corporation
officer who is Neil Sutter, the President of the corporation;

(c) this person knows the proper corporate seal of the corporation and the proper
corporate seal was affixed;

(d) this document was signed and delivered by the corporation as its voluntary act
and deed by virtue of authority from its Board of Directors;

Patricia Kuntz
Patricia Kuntz, Secretary

Signed and sworn to before me on

March 28, 2018

Thomas P Boland
NOTARY PUBLIC OF NEW JERSEY

My Commission Expires

THOMAS P BOLAND
ID # 50006570
NOTARY PUBLIC
STATE OF NEW JERSEY
My Commission Expires November 24, 2019