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Rita H. Rothberg, County Clerk
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Prepared by:


CORY J. GILMAN, ESQUIRE

THIRTEENTH AMENDMENT TO MASTER DEED OF THE HOLLY LAKE CAMPGROUND, A CONDOMINIUM

Dated October 15, 1987, Recorded on October 15, 1987 in Deed Book 1713, Page 136 and as First Amended January 6, 1988, Recorded on January 11, 1988 in Deed Book 1724, Page 543 and as Second Amended March 15, 1989, Recorded on March 17, 1989 in Deed Book 1886, Page 145 and as Third Amended September 13, 1989, Recorded on September 14, 1989 in Deed Book 1962, Page 280 and as Fourth Amended September 30, 1991, Recorded on September 30, 1991 in Deed Book 2187, Page 320 and as Fifth Amendment March 12, 1994, Recorded on March 14, 1994 in Deed Book 2445, Page 217 and as Sixth Amended September 7, 1996, Recorded on November 25, 1996 in Deed Book 2692, Page 701 and as Seventh Amended September 7, 1996, Recorded on January 23, 1997 in Deed Book 2698, Page 852 and as Eighth Amended February 15, 2006, Recorded on February 15, 2006 in Deed Book 3215, Page 600 and as Ninth Amended February 15, 2006, Recorded on February 15, 2006 in Deed Book 3215, Page 615 and as Tenth Amended September 23, 2006, Recorded on September 25, 2006 in Deed Book 3252, Page 977 and as Eleventh Amended July 7, 2007, Recorded on July 9, 2007 in Deed Book 3298, Page 286 and as Twelfth Amended October 21, 2017, Recorded on December 5, 2017 in Deed Book 3765, Page 210.

WHEREAS, the Master Deed of the HOLLY LAKE CAMPGROUND, A CONDOMINIUM, by HOLLY LAKE CAMPGROUND CONDOMINIUM ASSOCIATION, INC., and the Amendment(s) thereto were recorded by the Clerk of the County of Cape May as aforesaid; and

WHEREAS, the HOLLY LAKE CAMPGROUND CONDOMINIUM ASSOCIATION, INC., desires to amend certain provisions of the Master Deed and/or its exhibits;

NOW THEREFORE, the Master Deed and/or Bylaws and/or Condominium Rules and Plans, including but not limited to, Article VI, 1, A (3) is hereby modified and/or amended as follows:

Article VI, 1., A.

(3) shall charge the cost of such operation, maintenance, repair, and/or replacement to all Unit Owners as a Common Element.

Other than in the normal course of repairing and replacing existing improvements, there shall be no additions, alterations or further improvements made to the Common Elements without the prior approval in writing of Unit Owners having Proportionate Interests aggregating not less than fifty-five (55%) majority votes cast other than the normal course of repairing and replacing existing improvements.

All other terms and provisions of said Master Deed shall remain unchanged and in full force and effect.

This Amendment being authorized by the affirmative vote of 82% of all unit owners, following written notice to all unit owners concerning this proposed Amendment and said 82% vote specifically authorizing and directing the President and Secretary of the Association to effectuate this Amendment through execution by the President and Secretary of the Association, followed by recording of the within document, the Clerk of the County of Cape May is hereby authorized to record the within amendment to the Master Deed of the HOLLY LAKE CAMPGROUND CONDOMINIUM ASSOCIATION, INC.

IN WITNESS WHEREOF, the President and Secretary of the Association, have hereunto set their hands effective this 01st day of APRIL, 2021.

Witness:

HOLLY LAKE CAMPGROUND
CONDOMINIUM ASSOCIATION, INC.

By *Carol L. Novella*
Carol L. Novella Pres.

By *Doris A. Borderieux*
Doris A. Borderieux Sec.

STATE OF NEW JERSEY, COUNTY OF CAPE MAY SS:

I CERTIFY that on April 11, 2021 Carole L. Novella and Doris A. Borderieux, personally came before me and acknowledged under oath, to my satisfaction, that this person (or if more than one, each person):

- (a) is named in and personally signed this document as President and Secretary of HOLLY LAKE CAMPGROUND CONDOMINIUM ASSOCIATION, Inc., the Corporation named in this document;
- (b) this document was signed and made by the Corporation as its voluntary act and deed by virtue of authority from it Board of Directors.

Patricia A. Smith
Notary Public