



Cape May County Document Summary Sheet



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Recorded County of Cape May, NJ
Date 05/02/2022 15:44:51 By DK
Rita M. Rothberg, County Clerk
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CAPE MAY COURT HOUSE
NJ 08210-5000

Return Name and Address

Hyberg White & Mann
2111 New Road, Suite 105
Northfield, NJ 08225

Official Use Only

Submitting Company

Hyberg White & Mann

Document Date (mm/dd/yyyy)

04/27/2022

Document Type

Amendment to Master Deed

No. of Pages of the Original Signed Document
(including the cover sheet)

3

Consideration Amount (if applicable)

First Party

(Grantor or Mortgagor or
Assignor)
(Enter up to five names)

Name(s)

(Last Name First Name Middle Initial Suffix)
(or Company Name as written)

Beach Watch II Motel Condominium

Address (Optional)

Second Party

(Grantee or Mortgagee or
Assignee)
(Enter up to five names)

Name(s)

(Last Name First Name Middle Initial Suffix)
(or Company Name as written)

Beach Watch II Motel Condominium Association, Inc.

Address (Optional)

Parcel Information

(Enter up to three entries)

Municipality

Ocean City

Block

Lot

Qualifier

Property Address

Reference Information

(Enter up to three entries)

Book Type

Book

1696

Beginning Page

790

Instrument No.

Recorded/File Date

07/06/1987

*DO NOT REMOVE THIS PAGE.

COVER SHEET [DOCUMENT SUMMARY FORM] IS PART OF CAPE MAY COUNTY FILING RECORD.

RETAIN THIS PAGE FOR FUTURE REFERENCE.

Prepared by:


Eric D. Mann, Esq.

BEACH WATCH II MOTEL CONDOMINIUM ASSOCIATION, INC.

POLICY RESOLUTION

UNIT LEASING

WHEREAS, the Beach Watch II Motel Condominium Association, Inc. is a non-profit corporation of the State of New Jersey and is governed by a Master Deed dated June 17, 1987 and recorded on July 6, 1987 in the Office of the Recording Officer of Cape May County in Book 1696 of Deeds, at Page 790; and

WHEREAS, the Association is managed and administered by a Board of Trustees as provided in Article VI of the By-Laws, which provides for the Board's powers to operate, manage, maintain and administer the Association according to the provisions of the governing documents; and

WHEREAS, the Board is empowered to make and enforce compliance with such reasonable rules and regulations relative to the operation, use and occupancy of the units pursuant to Article VI, Section 10(N) of the By-Laws; and

WHEREAS, the Board of Trustees finds it reasonable, necessary and appropriate to adopt reasonable rules and regulations with respect to the leasing of units at the property; and

WHEREAS, on October 2, 2021 at the annual membership meeting the Board discussed with the unit owners certain rules and regulations with respect to the leasing of units and the occupancy of same; and

WHEREAS, on the above date the Association unanimously approved passing a rules concerning the age of tenants and specifically requiring that all tenants must be at least 25 years of age or older and must stay in the leased unit for the entire term of any lease; and

WHEREAS, the Board wishes to formally adopt a rule with respect to age limitations on leased unit to comply with the law and specifically the Fair Housing Act as it applies to familial discrimination;

NOW, THEREFORE, be it resolved on this 27th day of April, 2022, that the Board hereby adopts the following rule with respect to the leasing of units at Beach Watch II Motel Condominium:

1. No unit at Beach Watch II shall be rented, leased, or otherwise utilized by any person or persons unless at least one (1) person 25 years of age or older and named as a Tenant on the Lease is occupying the property for the entire term of the Lease, or if no Lease is in place, for the entire length of any temporary stay. This restriction shall not apply to any bona fide family unit with minor children. This rule is intended to address and mitigate against any claim of familial discrimination under both state and federal law and shall be interpreted in such a fashion.

2. This rule is intended to supercede any previous rules or regulations with respect to the occupancy of leased units at the property and to the extent it is in conflict with same, this rule shall prevail. This rule shall be effective immediately upon adoption of same by the governing Board.

ATTEST:

BEACH WATCH II MOTEL
CONDOMINIUM ASSOCIATION, INC.

Debra A. Hunter
DEBRA A. HUNTER, Secretary

By: Frank B. Higgins, Jr.
FRANK B. HIGGINS, JR., President

STATE OF NEW JERSEY; COUNTY OF ATLANTIC; SS:

I CERTIFY that on April 27, 2022, Debra A. Hunter personally came before me and this person acknowledged under oath, to my satisfaction, that:

- (a) this person is the Secretary of the Beach Watch II Motel Condominium 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 Frank B. Higgins, Jr., 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 April 27, 2022.

Julie M. DeMaio
JULIE M. DEMAIO
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires APRIL 4, 2026

Debra A. Hunter
DEBRA A. HUNTER
Secretary, Attesting Witness

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