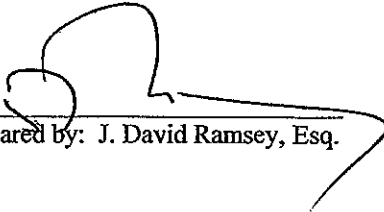




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 Mary H. Melfi
 Hunterdon County Clerk

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 Recording Fee: \$60.00
 Tax Fee: \$.00
 Consideration: \$.00
 Buyers Fee: \$.00
 ASB11


 Prepared by: J. David Ramsey, Esq.

SUN RIDGE OWNERS ASSOCIATION, INC.

**Amendment to the Declaration
 (Regarding Maintenance of Common Element Landscaping)**

P R E A M B L E

A. The Declaration of Covenants and Restrictions for the Sun Ridge Owners Association, Inc. (the "Association") as thereafter amended (collectively, the "Declaration") is dated February 24, 1985 and recorded on March 13, 1985 in Deed Book 917 at Page 153, et seq. in the office of the Clerk of Hunterdon County;

B. Article X, Section 1, of the Declaration obligates the Association to maintain and otherwise manage all Common Areas owned or operated by the Association;

C. Article V, Section 2(a) of the Declaration specifies that the Board of Trustees ("Board") shall be responsible for the maintenance and landscaping of the Common Areas, open spaces, Recreational Facilities and any other properties or easements controlled by the Association, including easements, trails, paths and roads, if any;

D. Pursuant to the Declaration at Article I(L), "Common Area and Common Areas" means (a) all Association Land; (b) all land used for the common benefit of the Sun Ridge Owners, but not including the Common Elements; and (c) any land or interest in land hereafter obtained by the Association.

E. Pursuant to the Declaration at Article I(M), "Common Elements" means the lands and other improvements located within any of the Sun Ridge Condominiums, as more specifically defined in N.J.S.A. 46:8B-2(d).

F. The Master Deeds for the four Sun Ridge Condominiums, as they thereafter may have been amended ("Master Deeds" or "Master Deed"), and were recorded in the office of the Clerk of Hunterdon County;

G. Section 6 of the Master Deeds further describe the Common Elements as all "appurtenances and facilities, supporting elements, exterior surfaces, roofs, gutter and leaders, foundations, lands surrounding the unit and all other items and areas which are not included in the Individual Units or their Limited Common Elements shall comprise the Common Elements as graphically shown on Exhibit B."

H. Section 7 of the Master Deeds obligates the condominium associations within Sun Ridge, ("Condominium Associations") to undertake the administration of the Common Elements and Limited Common Elements of the Condominium.

I. Since its inception, the Association has maintained the lawns that are part of the Common Element of the four Condominium Associations. Maintenance has included cutting of grass, treatment of lawns and the removal of dead and diseased trees. The Board recommends this amendment to the Declaration to render its long-standing custom consistent with the Governing Documents.

J. Upon receipt of a Resolution of Delegation ("Resolutions") from each of the Condominium Associations, it is the intent of the Association to accept the revocable delegations for the continued maintenance of the Common Element landscaping in addition to the Common Property.

K. Pursuant to Article XVII, Section 2(a) of the Declaration, this Amendment to the Declaration has been approved by the affirmative vote of at least two-thirds of a quorum of the record Unit Owners, with a quorum for this purpose being 50 percent of the Members in good standing, present in person or by proxy.

NOW THEREFORE, BE IT RESOLVED, on this _____ day of _____, 2009, as follows:

1. Article V, Section 2(a) of the Declaration is revised as follows:

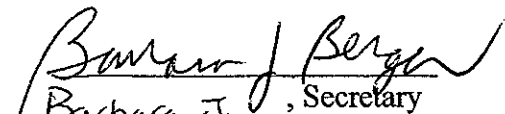
(a) Maintaining and landscaping the Common Areas, (including the Common Elements where the Condominium Associations have delegated this responsibility and the Association has accepted the delegation subject to such terms and conditions as it may impose) the Lots containing the fee-simple Townhouses, open spaces, Recreational Facilities and any other properties or easements controlled by the Association, including easements, trails, paths and roads, if any, provided that any maintenance of the Common-Element landscaping of the condominiums shall be limited to lawn maintenance and removal of dead or diseased plant materials located 20 or more feet from the buildings);

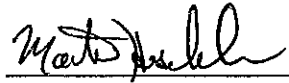
2. Except as expressly set forth in this Amendment, the Declaration of the Association will not be otherwise deemed modified.

3. The Association's managing agent is authorized and directed to prepare correspondence, in appropriate form and substance, and thereafter circulate same, along with a copy of this Amendment, to all members. The Association also authorizes and directs its legal counsel to arrange for recordation of a copy of this Amendment with the County Clerk's Office.

ATTEST:

SUN RIDGE OWNER'S ASSOCIATION, INC.


Barbara J. Berger, Secretary

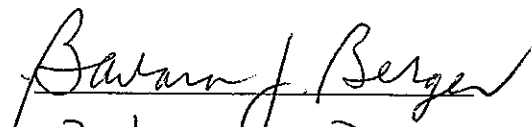

Martin Hirschhorn, President

STATE OF NEW JERSEY }
 }
COUNTY OF HUNTERDON }

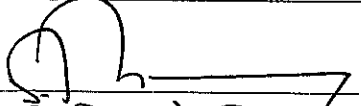
SS.:

I CERTIFY that on December 2, 2009, Barbara Berger personally came before me, and this person acknowledged under oath, to my satisfaction, that:

- (a) this person is the Secretary of the *Sun Ridge Owners Association, Inc.*, the corporation named in this document;
- (b) this person is the attesting witness to the signing of this document by the proper corporate officer who is Martin Hirschberg, 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 that was affixed to this document;
- (e) this person signed this proof to attest to the truth of these facts;
- (f) notice of this amendment was properly sent to the owners of the Association in accordance with the provisions of the Declaration of the Association; and
- (g) this amendment was lawfully approved at a meeting of the Association at which a quorum was present.


Barbara J. Berger

Signed and sworn to before me on the 2nd
day of December, 2009.



J. DAVID RAMSEY
Attorney at Law
State of N.J.

RECORD & RETURN:
J. David Ramsey, Esq.
Greenbaum, Rowe, Smith & Davis, LLP
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Woodbridge, New Jersey 07095