

**Amendments to Bylaws of Mantua Farm Homeowners**  
**Association As of 4/16/2008**

**1.04 pg 4 Principal Office.** The principal office of the Association is located at 551 Cooper Road, Berlin, New Jersey 08009. **THIS IS TO BE REMOVED FROM BYLAWS**

**3.05 pg 6 Quorum and Adjourned Meetings. CHANGED TO READ**

At any annual or special meeting of Members, the presence of Members in good standing and *owning 17 of the total number of units* then a part of the property, whether present in person or by proxy, shall constitute a quorum for the transaction of business except where otherwise provided by law. No business shall be transacted and no vote on questions shall be effective unless the required quorum of members is present at such meeting. In the absence of a quorum, the members present in person or by proxy and entitled to vote, may by majority vote to adjourn the meeting until a quorum may be present in person or by proxy. Notwithstanding the foregoing, at any annual or special meeting of the members called for the purpose of electing trustees and voting on the annual budget, elections may be held, the budget shall be voted upon, and the results shall be valid whether or not the required quorum of members is present. However, a vote to remove a trustee requires the required quorum of members to be present.

**3.07 pg 7 Voting on Questions. CHANGED TO READ**

Only members in good standing shall be entitled to elect Trustees and vote on questions. *An affirmative vote of 17 shall be required to pass those questions submitted to a vote of the members.* The vote on any question may be taken by ballot if deemed necessary by the chairperson, or if so decided by a majority of the votes present at the meeting.

**3.08 pg 7 Ballot by Mail. CHANGED TO READ**

The Board, in lieu of calling a membership meeting, may submit any question to a vote of the members by a ballot by mail. No ballot by mail shall be valid or tabulated unless the signature of the member submitting the ballot has been verified on the ballot by a Notary Public. The board shall appoint judges as provided in Section 3.09 to tabulate the ballots and prepare a report to be included in the minute book. In order to conduct a ballot by mail for a question submitted to a vote of the members, the Board shall serve notice upon all members which shall state with specificity in terms of motions or the questions upon which the vote is to be taken; state the date by which ballots must be received in order to be counted; provide an official ballot for the purposes of the vote; and state the date upon which the action contemplated by the motions or questions shall be considered disapproved unless *17 votes approving* such motions or questions have been received.

**4.01 Pg 7 Number of Trustees. CHANGED TO READ**

*The Board of Trustees shall consist of three members of the association.*

**4.03 pg 7 Election and Term of Office. CHANGED TO READ**

The term of office shall be three years. Election of trustees shall take place at the annual meeting of the association. At the first election following the adoption of this amended bylaw, the members shall elect one trustee for a term of one year, one trustee for a term of two years, and one trustee for a term of three years. At each annual meeting thereafter, the members shall elect one trustee for a term of three years.

**4.04 pg 8 Removal of Trustees. CHANGED TO READ**

Any one or more of the Trustees elected by Unit Owners may be removed by the Unit Owners entitled to elect such Trustee, with or without cause, at any regular annual meeting or special meeting of the Association by *17 votes approving such motions by Members in Good Standing* entitled to elect such Trustee, whether present in person or by proxy, and entitled to vote there at, provided that the notice of the meeting expressly includes such item of business on the agenda. In such event, a successor may then and there or thereafter be elected to fill the vacancy thus created. Any trustee whose removal has been proposed shall be given an opportunity to be heard at the meeting.

**6.01 pg 10 General Powers and Privileges. LAST SENTENCE ON PAGE 10 CHANGED TO READ**

To invest and reinvest monies into an interest bearing FDIC account, sue and to be sued; collect interest dividends and capital gains;

**7.02 pg 12 Determination of Common Expense. CHANGED TO READ**

The amount of money for Common Expenses and the manner of expenditure and allocation thereof shall be *annually voted upon for the HOA yearly fiscal budget*.

**7.13 pg 15 Annual Audit. CHANGED TO READ**

The Board shall have an annual audit of the Associations' funds (including the operating budget and reserve accounts) prepared by a volunteer committee of members in good standing, who shall audit the same and render a written report thereon in summary form. From time to time, as deemed necessary by the Board, the services of an independent certified public accountant may be utilized for these purposes. The Board shall provide copy of such audit to any member of permitted mortgage holder who requests a copy of same by written notice to the Association.

**9.01 pg 16 Architectural Design Review Committee. LAST PARAGRAPH BOARD CONTROL. CHANGED TO READ**

The Association may relieve the Architectural Design Review Committee of any of its duties, powers and authority either generally or on a case by case basis by vote of a majority of the members in good standing. In addition, any action, ruling or decision of the Architectural Design Review Committee may be appealed to the Board by any party deemed by the Board to have standing as an aggrieved party, and a vote of a majority of the full number of Trustees may modify or reverse any such action, ruling or decision, or allow variances there from as contemplated in the Declaration.

**10.01 pg 17 Compensation CHANGED TO READ**

No compensation shall be paid to any Trustee or committee member for acting as an officer, trustee or committee member. Nothing herein shall prevent any officer, trustee or committee member from being reimbursed for out of pocket expenses or compensated for services rendered in any other capacity to or for the Association; provided, however, that any such expenses incurred or services rendered shall have been authorized in advance by the Board.

**ARTICLE XIII pg 18 Amendments CHANGED TO READ**

Subject to the declaration and except as otherwise provided herein, these Bylaws, or any of them, may be altered or repealed, or new Bylaws may be made, at any meeting of the Association duly held for such purpose and at which the required quorum is present, and previous to which written notice to Members of the exact language of the amendment or of the repeal shall have been sent. Any such action shall require an affirmative vote (17 votes) approving such motions by members in Good standings, such vote being exercised in person or by proxy at a meeting duly called for such purpose or by mail ballot as provided in Section 3.08.