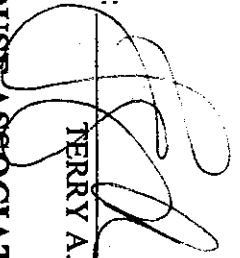



4/26/05

WEYBRIDGE PLACE TOWNHOUSE ASSOCIATION, INC.  
ADDENDUM TO THE DECLARATION OF COVENANTS AND  
RESTRICTIONS AND BY-LAWS

Prepared By:   
TERRY A. KESSLER, ESQ.

THIS ADDENDUM to the Declaration of Covenants and Restrictions and By Laws is made this 14<sup>th</sup> day of December 2005, by the Weybridge Place Townhouse Association, Inc., a New Jersey nonprofit corporation, located in the Township of Hillsborough, County of Somerset and State New Jersey, (hereinafter referred to as "the Association").

The Association does hereby add the following regulation for awning installations as an Addendum to the Declaration of Covenants and Restrictions and By Laws recorded in the Clerk's Office of Somerset County on September 21, 1982 in Deed Book 1466 at Page 82. This regulation shall replace any previously adopted rules and/or regulations with regard to the installation, maintenance and care of awnings.

Record and Return:  
HILL WALLACK   
Attention: Terry A. Kessler, Esq.  
202 Carnegie Center GW5226  
Princeton, NJ 08543 -5226



BRETT A. RUDI, COUNTY CLERK  
SOMERSET COUNTY, NJ  
2005 DEC 29 02:24:49 PM  
BK: 5844 Pg: 3699-3702  
INSTRUMENT #: 2005097390 

**WEYBRIDGE PLACE TOWNHOUSE ASSOCIATION, INC.  
RESOLUTION REGARDING INSTALLATION OF AWNINGS**

**WHEREAS** The Association, through its Board of Trustees (the "Board") is responsible for exercising all the powers and privileges and performing all the duties and obligations of the Association as set forth in the Declaration of Covenants and Restrictions for the Association (the "Master Deed") and the By-Laws (the "By-Laws") and shall adopt and publish rules and regulations governing the Weybridge Place Townhouse Association in the Township of Hillsborough, County of Somerset and State New Jersey (the "Development").

**WHEREAS** pursuant to Article V of the By-Laws the Board is responsible adopting rules and regulation concerning the association; and

**WHEREAS** Lot Owners are desirous of installing awnings to provide shade over the deck or patio adjacent to and on the exterior of his/her Lot.

**WHEREAS** The Board is willing to approve Awnings subject to certain terms and conditions.

**NOW, THEREFORE**, the Board adopts the following policies with regard to the installation of awnings as follows:

1. **Specifications:** The work in connection with the Improvements (the "Work") will be performed strictly in accordance with the plans and specifications attached to this Resolution as Exhibit A and as specifically referenced herein. There will be no Variation from the Specifications without the expressed written approval of the Board.

2. **Conduct:** The Work will be performed by a fully licensed and insured contractor. The contractor identified in Exhibit A is the Association's preferred and recommended contractor. However, another qualified contractor may be used so long as the specified materials in Exhibit A are used. The owner must still file a property modification request with the Board listing the specific manufacturer's frame and materials to be used. All work will be performed in a good and workmanlike manner, consistent with good construction practice and design. The construction of the Work will not interfere with the right of any other Owner to peaceful enjoyment of their Unit. Work areas will be restored to their original condition, subject to the Work. The storage of any materials or equipment will be subject to the prior approval of the Board. The Owner will be responsible for payment in full of all the Work.

3. **Indemnification:** The Owner agrees to indemnify, defend and hold the Association and the Association's Board Members (collectively the "Indemnified Parties") harmless from any actions, claims, and expenses (collectively "Claims") (including, by way of example rather than limitation, attorney's fees and disbursements) sustained or incurred by any Indemnified Parties as a result of, arising out of, or in connection with the Work or any maintenance, restoration, or reconstruction of the

Improvements, and any activities, acts or omissions of the Owner or the Owner's contractor and their agents, servants, employees, representatives, and subcontractors.

IN WITNESS WHEREOF, the Weybridge Place Townhouse Association, Inc. on this 14<sup>th</sup> day of December, 2005 have executed this resolution

ATTEST: WEYBRIDGE PLACE TOWNHOUSE ASSOCIATION, INC.

By: Deborah Cohen  
DEBORAH COHEN Secretary

By: Paul Atner  
PAUL ATNER Trustee President

STATE OF NEW JERSEY  
COUNTY OF SOMERSET SS:

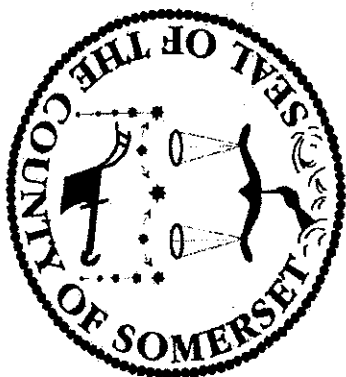
I CERTIFY that on December 14<sup>th</sup>, 2005, Deborah Cohen personally came before me and acknowledged under oath, to my satisfaction, that he/she is the Secretary of the **WEYBRIDGE PLACE TOWNHOUSE ASSOCIATION, INC.**, the attesting witness to the signing of this document by the proper corporate officer who is Paul Atner, the President of the corporation; This document was signed and delivered by the corporation as its voluntary act duly authorized by a proper Resolution of its Board of Trustees; He/She knows the proper seal of the corporation which was affixed to this document; and signed this proof to attest to the truth of these facts.

Deborah Cohen  
DEBORAH COHEN, Secretary

Subscribed and sworn to,  
before me, this 14<sup>th</sup> day  
of December, 2005

Brian McIntyre Blair D. Miller  
A Notary Public of New Jersey  
My Commission expires           . Attorney at Law - New Jersey

Record and Return:  
**HILL WALLACK**  
Attention: Terry A. Kessler, Esq.  
202 Carnegie Center  
Princeton, NJ 08543



BRETT A. RADI  
SOMERSET COUNTY CLERK  
20 GROVE STREET  
P.O. BOX 3000  
SOMERVILLE, NJ 08876-1262

\*\*\*\*\*  
Recorded: 12/29/2005 02:24:49 PM

Book: OPR 5844 Page: 3699-3702

Instrument No.: 2005097390

AGTDEEDN 4 PGS \$60.00

\*\*\*\*\*  
Recorder: GUYDOS  
\*\*\*\*\*

**DO NOT DISCARD**



2005097390