

I certify that this graphic representation is a true and accurate depiction of the improvements reflected thereon.

Signature



COMMON AREA



PERIMETER WALLS

PROJECT

WESTWOOD VILLAGE

364 WESTWOOD AVE.  
LONG BRANCH N.J.

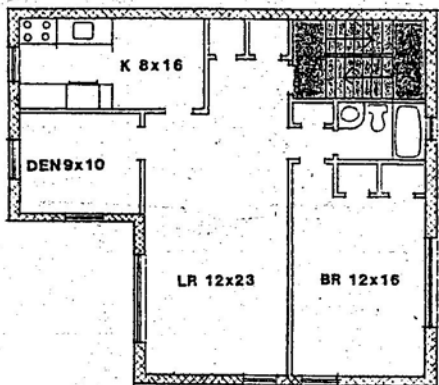
DRAWING TITLE

UNIT 62 FIRST FLOOR

1 BEDROOM DELUXE W/DEN

KAPLAN-GAUNT-DESANTIS-ARCHITECTS

855



I certify that this graphic representation is a true and accurate depiction of the improvements reflected thereon.

*Charmelle G. Smith*  
Signature  
1/20/80  
(Date)



COMMON AREA



PERIMETER WALLS

PROJECT WESTWOOD VILLAGE

364 WESTWOOD AVE.  
LONG BRANCH N.J.

DRAWING TITLE UNIT 63 SECOND FLOOR  
1 BEDROOM DELUXE W/DEN

DATE 1/30/81

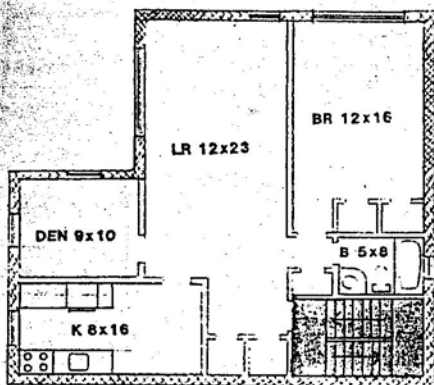
SCALE 1" = 8'-0"

BY G. M.

KAPLAN GALINT-DE SANTIS ARCHITECTS

Order 8550

034620-0152



I certify that this graphic representation is a true and accurate depiction of the improvement reflected thereon.

Signature: *Communist Party*

1/20/86  
DATE



COMMON AREA



PERIMETER WALLS

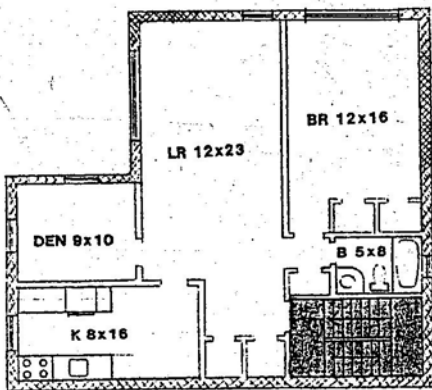
WESTWOOD VILLAGE  
UNIT 64 FIRST FLOOR  
1 BEDROOM DELUXE W/DEN

364 WESTWOOD AVE.  
LONG BRANCH N.J.

ALAN GAUNT-DE SANTIS ARCHITECTS

1/20/86  
1/8 : 1'-0"  
96/10/1

8550



I certify that this graphic representation is a true and accurate depiction of the improvements reflected thereon.

1/20/82  
(L&S)

*Comm. Council*  
Signature



COMMON AREA



PERIMETER WALLS

PROJECT: WESTWOOD VILLAGE  
DRAWING TITLE: UNIT 65 SECOND FLOOR  
1 BEDROOM DELUXE W/DEN

364 WESTWOOD AVE.  
LONG BRANCH N.J.

98/C/1  
0-1 : 8/1  
1/8  
SWS. NO.

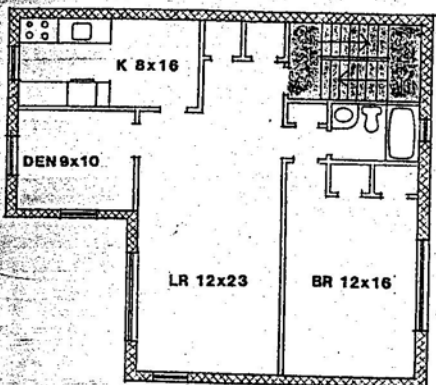
KAPLAN GALINT DE SANTIS ARCHITECTS

8550

BY: KAPLAN GALINT DE SANTIS ARCHITECTS

THESE PLANS ARE NOT TO BE USED FOR ANY OTHER PROJECT

034820-0154



I certify that this graphic  
presentation is a true and  
accurate depiction of the  
improvements reflected thereon.

*Signature*  
Signature



COMMON AREA



PERIMETER WALLS

PROJECT: WESTWOOD VILLAGE  
UNIT 66 FIRST FLOOR  
1 BEDROOM DELUXE W/DEN

364 WESTWOOD AVE.  
LONG BRANCH N.J.

APLAN CALINT-DE SANTIS ARCHITECTS  
TELEPHONE 201 340 8550

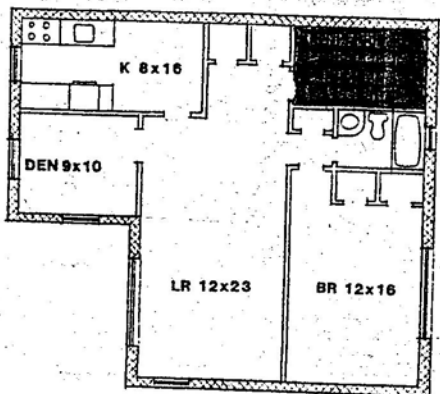
DATE 1/3/86

SCALE 1/8" = 1'-0"

SHEET NO.

COMM

8550



I certify that this graphic representation is a true and accurate depiction of the improvements reflected thereon.

*Charmelle Smith*  
Signature  
1/20/86  
(Date)



COMMON AREA



PERIMETER WALLS

PROJECT WESTWOOD VILLAGE  
DRAWING TITLE UNIT 67 SECOND FLOOR  
1 BEDROOM DELUXE W/DEN

364 WESTWOOD AVE.  
LONG BRANCH N.J.

98/3/86  
1/28

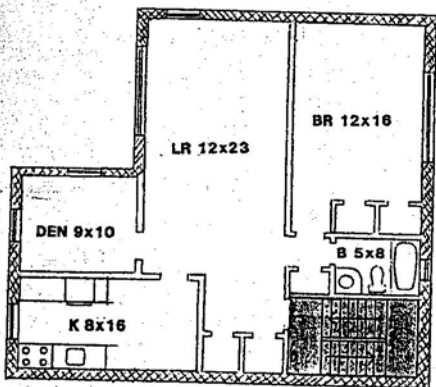
DWG. NO.

KAPLAN, GALINT, DE SANTIS, ARCHITECTS

CONTRACT

8550

DB4020-0156



I certify that this graphic representation is a true and accurate depiction of the improvements reflected thereon.

*Signature*  
Signature  
(Date)



COMMON AREA



PERIMETER WALLS

PROJECT: WESTWOOD VILLAGE  
DRAWING TITLE: UNIT 68 FIRST FLOOR  
1 BEDROOM DELUXE W/DEN

364 WESTWOOD AVE.  
LONG BRANCH N.J.

DATE 1/3/86

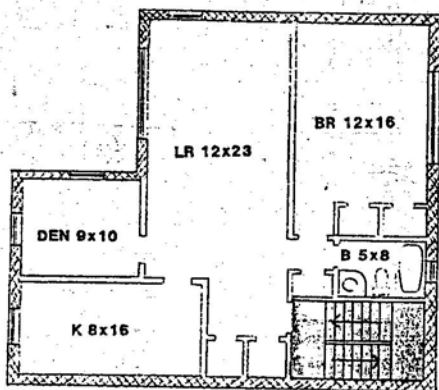
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DRAW. NO.

KAPLAN, GAUNT, DESANTIS ARCHITECTS  
200 MARPLE AVENUE NEW BRANCH, NEW JERSEY 07840  
TELEPHONE (201) 861-0001

CONTRACT NO.

8550



I certify that this graphic representation is a true and accurate depiction of the improvements reflected thereon.

*Chaim H. Gurevitz*  
Signature  
1/10/86  
(Date)



COMMON AREA



PERIMETER WALLS

PROJECT: WESTWOOD VILLAGE  
DRAWING TITLE: UNIT 69 SECOND FLOOR  
1 BEDROOM DELUXE W/DEN

364 WESTWOOD AVE.  
LONG BRANCH N.J.

98/C/1

0-1 : 8/1

DATE

8550

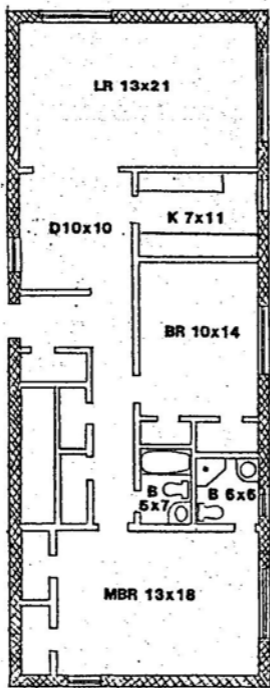
8550

KAPLAN, GALINT, DE SANTIS, ARCHITECTS

201 AVENUE 100, NEW YORK, N.Y. 10011-1001

TEL: (212) 691-1001 FAX: (212) 691-1002

034020-0158



COMMON AREA



PÉRIMETER WALLS

that this graphic  
is a true and  
accurate depiction of the  
units reflected thereon.

*Edmund H. Santis*  
Signature

WESTWOOD VILLAGE  
UNIT 70 FIRST FLOOR  
2 BEDROOM DE LUXE

364 WESTWOOD AVE.  
LONG BRANCH N.J.

DATE 1/3/86

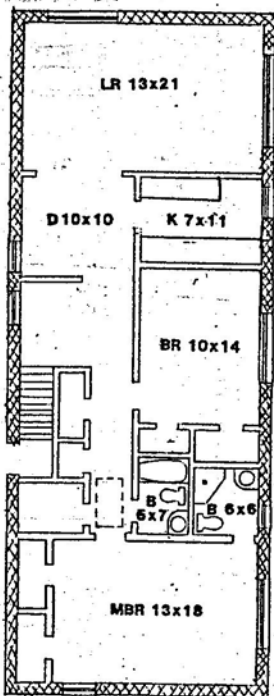
1/8" = 1'-0"

DRWG. NO.

PLAN GAUNT-DE SANTIS ARCHITECTS  
TELEPHONE 855-8550

COMM

8550



I certify that this graphic representation is a true and accurate depiction of the improvements reflected thereon.

*Signature*  
 (Date)

PROJECT: **WESTWOOD VILLAGE**  
 DRAWING TITLE: **UNIT 207 / SECOND FLOOR**  
**2 BEDROOM DE LUXE**

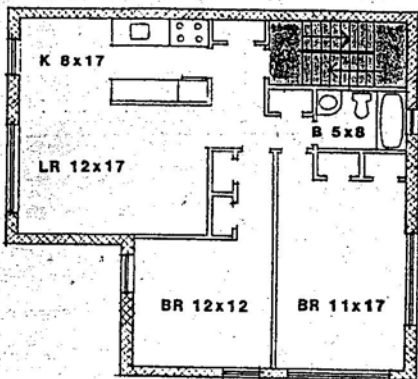
**364 WESTWOOD AVE.**  
**LONG BRANCH N.J.**

**KAPLAN-GALINT-DE SANTIS ARCHITECTS**

DATE: 1/3/86  
 SCALE: 1/8" = 1'-0"

8550

034820-0160



I certify that this graphic representation is a true and accurate depiction of the improvements reflected thereon.

*[Signature]*  
Signature  
(Date)



COMMON AREA



PERIMETER WALLS

PROJECT WESTWOOD VILLAGE  
DRAWING TITLE UNIT 72 FIRST FLOOR  
2 BEDROOM

364 WESTWOOD AVE.  
LONG BRANCH N.J.

DATE 1/3/86

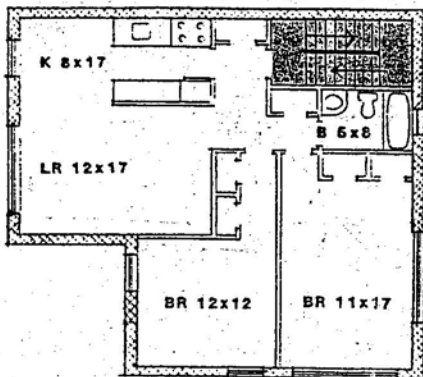
SCALE 1/8" = 1'-0"

DOC. NO.

KAPLAN-GALINT-DE SANTIS ARCHITECTS

OWNER

8550



COMMON AREA



PERIMETER WALLS

I certify that this graphic representation is a true and accurate depiction of the improvements reflected thereon.

*Comm. H. S. Smith*  
Signature  
1/1/50  
(Date)

PROJECT WESTWOOD VILLAGE  
DRAWING TITLE UNIT 73 SECOND FLOOR  
2 BEDROOM

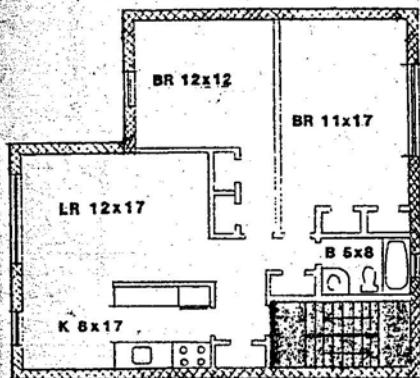
364 WESTWOOD AVE.  
LONG BRANCH N.J.

DATE 1/1/50  
SCALE 1" = 8'-0"  
DWG. NO.

KAPLAN-GAUNT-DE SANTIS ARCHITECTS

DOB# B55

034920-0162



I certify that this graphic representation is a true and accurate depiction of the improvements reflected thereon.

*Samuel B. Bunk*  
Signature  
1/10/86  
(Date)



COMMON AREA



PERIMETER WALLS

WESTWOOD VILLAGE  
UNIT 74 FIRST FLOOR  
2 BEDROOM

364 WESTWOOD AVE.  
LONG BRANCH N.J.

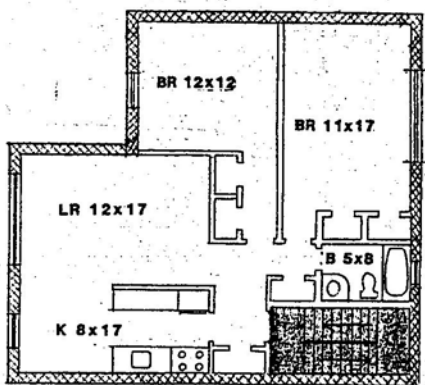
DATE 1/3/86

SCALE 1/8" = 1'-0"

REC NO

APLAN-GAUNT-DE-SANTS-ARCHITECTS

8550



I certify that this graphic representation is a true and accurate depiction of the improvements reflected thereon.

*Edmund H. Smith*  
Signature  
1/20/86  
(Date)



COMMON AREA



PERIMETER WALLS

PROJECT: **WESTWOOD VILLAGE**  
DRAWING TITLE: **UNIT 75 SECOND FLOOR**  
**2 BEDROOM**

**364 WESTWOOD AVE.**  
**LONG BRANCH N.J.**

DATE 1/3/86

SCALE 1/8" = 1'-0"

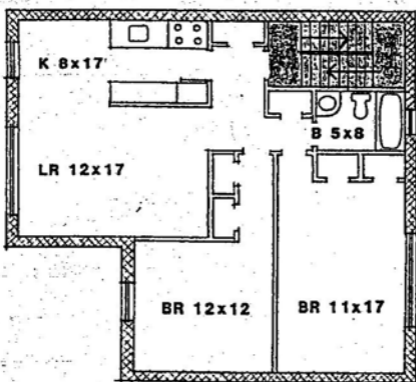
SHEET NO.

**KAPLAN-GALINT-DE SANTIS ARCHITECTS**

COMM.

**8550**

034620-0164



COMMON AREA.



PERIMETER WALLS.

I certify that this graphic representation is a true and accurate depiction of the improvements reflected thereon.

*[Signature]*  
Signature  
(Date)

PROJECT: WESTWOOD VILLAGE  
DRAWING TITLE: UNIT 76 FIRST FLOOR  
2 BEDROOM

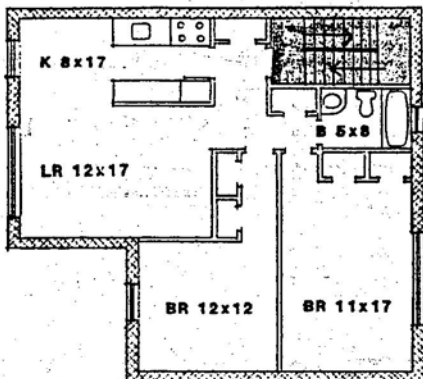
364 WESTWOOD AVE.  
LONG BRANCH N.J.

DATE 1/3/86  
SCALE 1/8" = 1'-0"

DWG. NO.

KAPLAN-GAUNT-DESANTS ARCHITECTS  
301 MAPLE AVENUE NEW YORK, N.Y. 10017-1701  
TELEPHONE (212) 512-0011

COMM 8550



I certify that this graphic representation is a true and accurate depiction of the improvements reflected thereon.

*Edmund A. Gaunt*  
Signature

1/10/86  
(Date)



COMMON AREA



PERIMETER WALLS

PROJECT WESTWOOD VILLAGE  
DRAWING TITLE UNIT 77 SECOND FLOOR  
2 BEDROOM

364 WESTWOOD AVE.  
LONG BRANCH N.J.

DATE 1/10/86

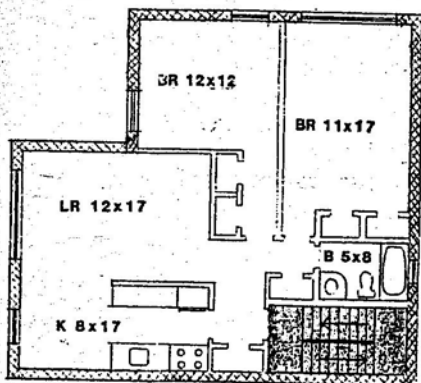
SCALE 1" = 8'-0"

REV. NO.

KAPLAN-GAUNT-DE SANTIS ARCHITECTS

8550

034820-0166



I certify that this graphic representation is a true and accurate depiction of the improvements reflected thereon.



COMMON AREA



PERIMETER WALLS

*[Signature]*  
Signature  
(Date)

WESTWOOD VILLAGE  
UNIT 78 FIRST FLOOR  
2 BEDROOM

364 WESTWOOD AVE.  
LONG BRANCH N.J.

REV 1/3/86

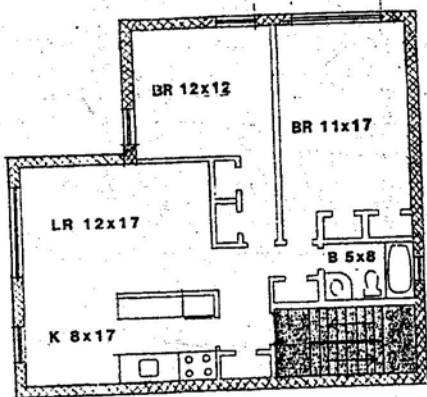
1/8" = 1'-0"

DATE NO.

ATLAN GAUNT DESANTIS ARCHITECTS

CONTRACT

8550



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*Edward E. Gault*  
Signature

1/10/86  
(Date)



COMMON AREA



PERIMETER WALLS

PROJECT WESTWOOD VILLAGE  
DRAWING TITLE: UNIT 79 SECOND FLOOR  
2 BEDROOM

364 WESTWOOD AVE.  
LONG BRANCH N.J.

KAPLAN-GAUNT-DESANTIS ARCHITECTS

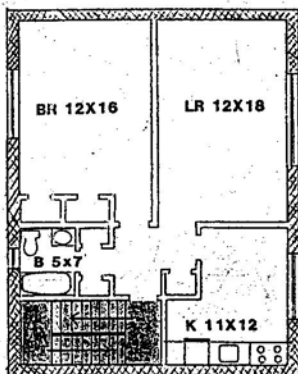
DATE 1/3/86

SCALE 1/8" = 1'-0"

85

85

084020-0160



I certify that this graphic representation is a true and accurate depiction of the improvements reflected thereon.

*Signature*  
Signature



COMMON AREA



PERIMETER WALLS

SUBJECT: WESTWOOD VILLAGE  
DRAWING TITLE: UNIT 80 FIRST FLOOR  
(1 BEDROOM)

364 WESTWOOD AVE.  
LONG BRANCH N.J.

DATE 1/3/86

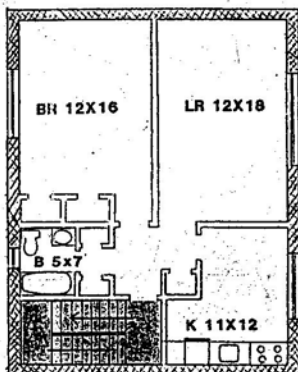
SCALE 1/8" = 1'-0"

DRWG. NO.

APLAN GAUNT-DESANTIS ARCHITECTS  
1000 AVENUE C, SUITE 200, NEW BRUNSWICK, N.J. 08901  
TELEPHONE (609) 834-0001

COMM.

8550



certify that this graphic  
representation is a true and  
accurate depiction of the  
conveyance reflected thereon.

*Signature*  
Signature



COMMON AREA



PERIMETER WALLS

PROJECT: **WESTWOOD VILLAGE**  
DRAWING TITLE: **UNIT 80 FIRST FLOOR**  
**(1 BEDROOM)**

**364 WESTWOOD AVE.**  
**LONG BRANCH N.J.**

DATE 1/3/86

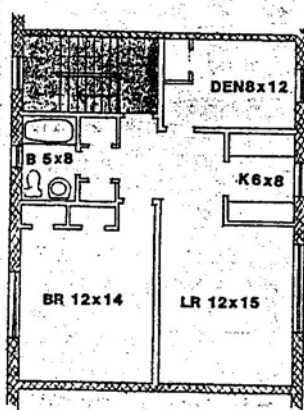
SCALE 1/8" = 1'-0"

PRG. NO.

**APLAN GAUNT-DESANTIS ARCHITECTS**  
100 BROADWAY NEW YORK, N.Y. 10004  
TELEPHONE (212) 691-1101

COMM.

**8550**



I certify that this graphic representation is a true and accurate depiction of the improvements reflected thereon.

*Signature*  
 1/20/86  
 (Date)

PROJECT: WESTWOOD VILLAGE  
 DRAWING TITLE: UNIT 81 SECOND FLOOR  
 1 BEDROOM SPLIT

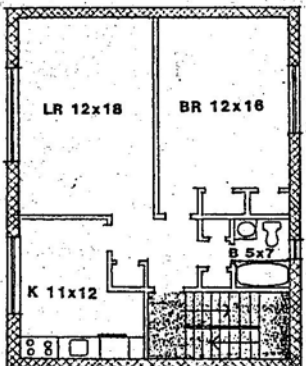
364 WESTWOOD AVE.  
 LONG BRANCH N.J.

KAPLAN GAUNT DE SANTIS ARCHITECTS  
 200 SOUTH AVENUE, 4TH FLOOR, NEW YORK, N.Y. 10014  
 TEL. (212) 691-1100

DATE: 1/20/86  
 SCALE: 1/8" = 1'-0"  
 SHEET NO.

8550

034320-0170



That this graphic  
 is a true and  
 depiction of the  
 units reflected thereon.

*Signature*  
 Signature



COMMON AREA



PERIMETER WALLS

WESTWOOD VILLAGE

UNIT 82 FIRST FLOOR

364 WESTWOOD AVE.  
 LONG BRANCH N.J.

1 BEDROOM

DATE 1/3/85

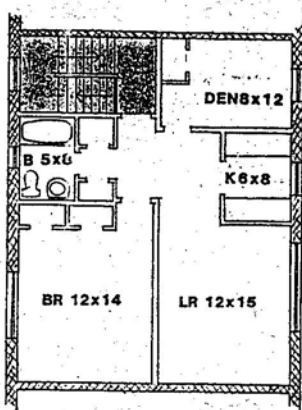
SCALE 1/8" = 1'-0"

DOC. NO

AN-GALINT-DE SANTIS ARCHITECTS

CONTRACT

8550



I certify that this graphic representation is a true and accurate depiction of the improvements reflected thereon.

1/20/86  
(Date)

*Edward E. Smith*  
Signature



COMMON AREA



PERIMETER WALLS

PROJECT: **WESTWOOD VILLAGE**  
DRAWING TITLE: **UNIT 83 SECOND FLOOR**  
**1 BEDROOM SPLIT**

**364 WESTWOOD AVE.**  
**LONG BRANCH N.J.**

DATE: 1/23/86  
SCALE: 1/8" = 1'-0"

DWG. NO.

**KAPLAN-GALINT-DESANTIS ARCHITECTS**

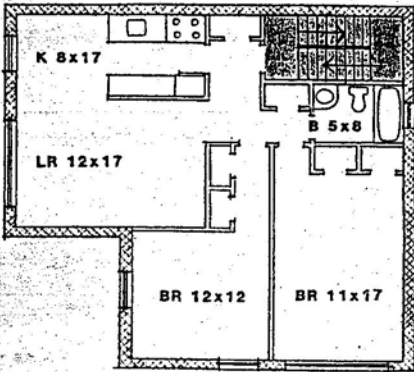
201 HAWLEY AVENUE NEW BRUNSWICK, N.J. 08901-2001

TELEPHONE (201) 347-8821

CONS.

**8550**

DD4920-0172



COMMON AREA



PERIMETER WALLS

certify that this graphic  
presentation is a true and  
correct depiction of the  
improvements reflected thereon.

*Caumont-Sant*  
Signature  
Date

PROJECT WESTWOOD VILLAGE  
DRAWING TITLE UNIT 84 FIRST FLOOR  
2 BEDROOM

364 WESTWOOD AVE.  
LONG BRANCH N.J.

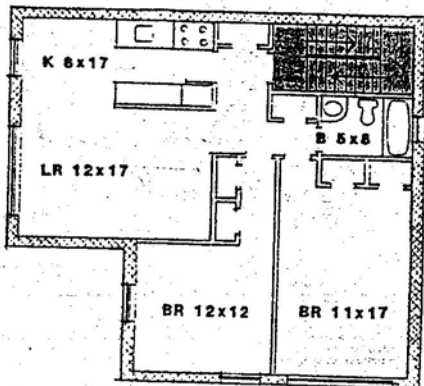
DATE 1/3/89

SCALE 1/8" = 1'-0"

BY NC

APLAN GAUNT-DE SANTIS ARCHITECTS  
ARCHITECTS 1000 BROAD ST. 3RD FLOOR NEW YORK, N.Y. 10018  
TELEPHONE (212) 512-1111

Sheet 8550



I certify that this graphic representation is a true and accurate depiction of the improvements reflected thereon.

*Charmelle Smith*  
Signature  
1/26/06  
(Date)



COMMON AREA



PERIMETER WALLS

PROJECT WESTWOOD VILLAGE

DRAWING TITLE UNIT 85 SECOND FLOOR  
2 BEDROOM

364 WESTWOOD AVE.  
LONG BRANCH N.J.

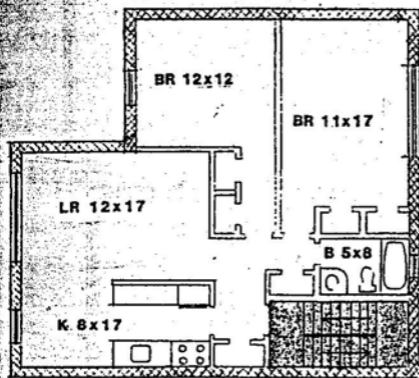
KAPLAN GAUNT-DE SANTIS ARCHITECTS

DATE 1/23/06  
1/23/06

DRAW. NO.

8550

034820-0174



certify that this graphic representation is a true and accurate depiction of the improvements reflected thereon.

*Signature*  
Signature

0156  
(date)



COMMON AREA



PERIMETER WALLS

WESTWOOD VILLAGE  
UNIT 86 FIRST FLOOR  
2 BEDROOM

364 WESTWOOD AVE.  
LONG BRANCH N.J.

DATE 1/3/86

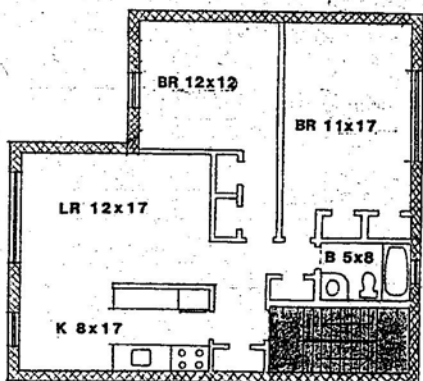
SCALE 1/8" = 1'-0"

PRG. NO

PLAN-GAUNT-DE SANTIS-ARCHITECTS

CONTR.

8550



I certify that this graphic representation is a true and accurate depiction of the improvements reflected thereon.

*Carroll K. Smith*  
Signature  
1/26/82  
(Date)



COMMON AREA



PERIMETER WALLS

PROJECT: WESTWOOD VILLAGE  
DRAWING TITLE: UNIT 87 SECOND FLOOR  
2 BEDROOM

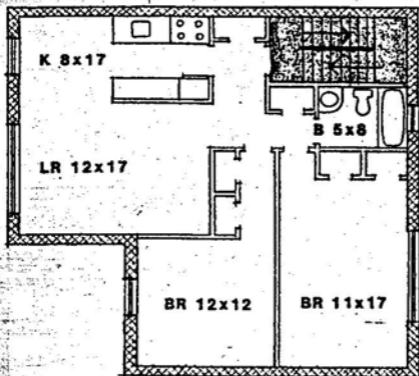
364 WESTWOOD AVE.  
LONG BRANCH N.J.

DATE: 98/01/1982  
SCALE: 0-1: 1/8" = 1'-0"  
SHEET NO. 8550

KAPLAN-GALINT-DE SANTIS ARCHITECTS  
200 HANCOCK AVENUE NEW BRIDGE NEW JERSEY 08857  
TELEPHONE (609) 461-0871

8550

034820-0176



COMMON AREA



PERIMETER WALLS

Verify that this graphic representation is a true and correct depiction of the improvements reflected thereon.

*Signature*  
Signature

WESTWOOD VILLAGE  
UNIT 88 FIRST FLOOR  
2 BEDROOM

364 WESTWOOD AVE.  
LONG BRANCH N.J.

PLAN GAULT-DE SANTIS ARCHITECTS

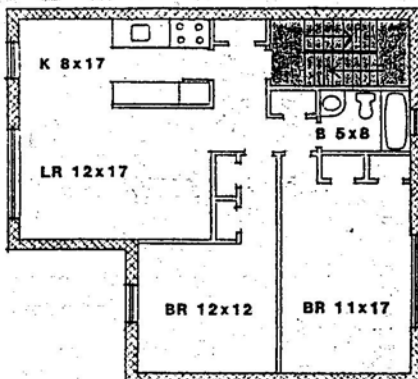
DATE 1/3/86

SCALE 1/8" = 1'-0"

SHEET NO.

OWNER

8550



I certify that this graphic representation is a true and accurate depiction of the improvements reflected thereon.



COMMON AREA



PERIMETER WALLS

*Signature*  
 Date: 1/2/81

PROJECT: WESTWOOD VILLAGE  
 DRAWING TITLE: UNIT 89, SECOND FLOOR  
 2 BEDROOM

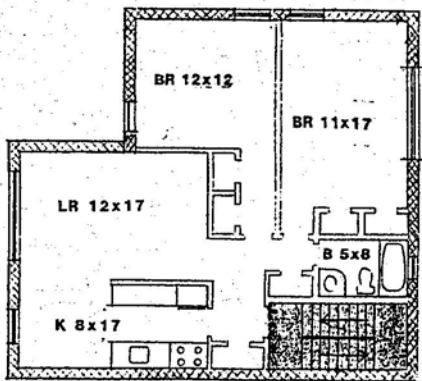
364 WESTWOOD AVE.  
 LONG BRANCH N.J.

DATE: 1/2/81  
 SCALE: 1/8" = 1'-0"  
 SHEET NO.

KAPLAN-GAUNT-DE SANTIS ARCHITECTS

CONTRACT NO.  
 8550

084820-0178



I certify that this graphic representation is a true and accurate depiction of the improvements reflected thereon.



COMMON AREA



PERIMETER WALLS

*Amundt-Bandy*  
Signature

1/10/86  
(GASB)

PROJECT **WESTWOOD VILLAGE**  
DRAWING TITLE **UNIT 90 FIRST FLOOR**  
**2 BEDROOM**

**364 WESTWOOD AVE.**  
**LONG BRANCH N.J.**

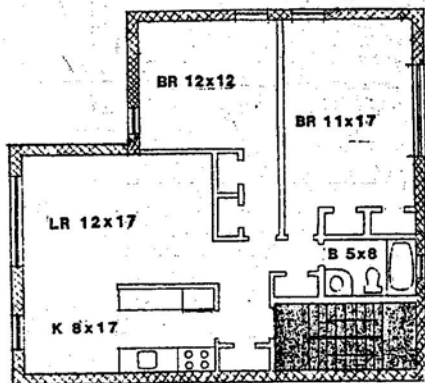
DATE 1/3/86

SCALE 1/8" = 1'-0"

DOC. NO.

**KAPLAN GALINT-DE SANTIS ARCHITECTS**

ORDER  
**8550**



I certify that this graphic representation is a true and accurate depiction of the improvements reflected thereon.

*Signature*  
Signature

PROJECT: WESTWOOD VILLAGE  
DRAWING TITLE: UNIT 91, SECOND FLOOR  
2 BEDROOM

364 WESTWOOD AVE.  
LONG BRANCH N.J.

DATE 1/3/86

SCALE 1/8" = 1'-0"

REV. NO.

KAPLAN-GAUNT-DE SANTIS ARCHITECTS

COMM. NO. 8550

034620-0180

EXHIBIT 1D

CERTIFICATE OF INCORPORATION  
OF  
WESTWOOD VILLAGE CONDOMINIUM ASSOCIATION, INC.

DB4820-0181

CERTIFICATE OF INCORPORATION  
OF  
WESTWOOD VILLAGE CONDOMINIUM ASSOCIATION, INC.

DATED: December 31, 1987

Record and Return to:

GREENBAUM, ROWE, SMITH,  
RAVIN, DAVIS & BERGSTEIN  
P.O. Box 5600

Woodbridge, New Jersey 07095

Attn: Benjamin D. Lambert, Jr., Esq.

084820-0182

CERTIFICATE OF INCORPORATION  
OF  
WESTWOOD VILLAGE CONDOMINIUM ASSOCIATION, INC.

DATED: December 31, 1987

Record and Return to:

GREENBAUM, ROWE, SMITH,  
RAVIN, DAVIS & BERGSTEIN  
P.O. Box 5600

Woodbridge, New Jersey 07095  
Attn: Benjamin D. Laabert, Jr., Esq.

084820-0182

In compliance with the requirements of Title 15A. of the New Jersey Statutes Annotated, the undersigned, whom is of full age, has this day voluntarily agreed to act as the incorporator for the purpose of forming a corporation not for profit, and do hereby certify:

#### ARTICLE I

The name of the corporation is "WESTWOOD VILLAGE CONDOMINIUM ASSOCIATION, INC.," a New Jersey nonprofit corporation, hereinafter called the "Condominium Association".

#### ARTICLE II

The principal office of the Condominium Association is 150 Highway 9, Freehold, New Jersey 07728.

#### ARTICLE III

Frank Dwyer, whose mailing address and location is 150 Highway 9, Freehold, New Jersey 07728, is hereby appointed the initial registered agent of this Condominium Association.

#### ARTICLE IV

##### Purpose and Powers of the Condominium Association

This Condominium Association does not contemplate pecuniary gain or profit to the members thereof, and the specific purposes for which it is formed are to provide for the maintenance, preservation and control of the common elements within that certain tract of property subjected to the Condominium form of ownership by a certain Master Deed for Westwood Village Condominium, and any supplements or amend-

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ments thereto, recorded in the Office of the Clerk of Monmouth County, and to promote the health, safety and welfare of the residents within the above described property and for these purposes:

- (a) To exercise all of the powers and privileges and to perform all of the duties and obligations of the Condominium Association as set forth in the By-Laws for said Condominium Association, said By-Laws being incorporated herein as if set forth at length;
- (b) To fix, levy, collect and enforce payment by any lawful means, of all charges or assessments pursuant to the terms of said Master Deed and the By-Laws of the Condominium Association; to pay all expenses in connection therewith and all office and other expenses incident to the conduct of the business of the Condominium Association, including all licenses, taxes or governmental charges levied or imposed against the property of the Condominium Association.
- (c) To acquire (by gift, purchase, or otherwise), own, hold, improve, build upon, operate, maintain, convey, sell, lease, transfer, dedicate for public use or otherwise dispose of real or personal property in connection with the affairs of the Condominium Association;
- (d) To borrow money to mortgage, pledge, deed in trust, or hypothecate any or all of its real or personal property as security for money borrowed or debts incurred; and

(c) To have and to exercise any and all powers, rights and privileges which a corporation organized under the Non-Profit Corporation Law of the State of New Jersey by law may now or hereafter have or exercise.

#### ARTICLE V

##### Membership

Every person or entity who is a record owner of a fee interest in any Condominium Unit which is subject to the Master Deed aforesaid is subject to assessment by the Condominium Association, and qualifies in accordance with the By-Laws, shall be a member of the Condominium Association. The foregoing is not intended to include persons or entities who hold an interest merely as security for the performance of an obligation. Ownership of any such Unit shall be the sole qualification for membership. Upon termination of the interest of the Unit Owner, his membership shall automatically terminate and shall be transferred and shall inure to the new Unit Owner succeeding him in interest.

#### ARTICLE VI

##### Board of Directors

The affairs of this Condominium Association shall be managed by a Board of Directors. The initial Board of Directors shall be composed of three (3) persons who need not be members of the Condominium Association. The number of Directors may be changed pursuant to the By-Laws of the Condominium Association. The names and address of the persons who are to act in the capacity of Directors until the selection of their successors are:

(e) To have and to exercise any and all powers, rights and privileges which a corporation organized under the Non-Profit Corporation Law of the State of New Jersey by law may now or hereafter have or exercise.

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Marianne Coughlin  
150 Highway 9  
Freehold, New Jersey  
07728

Joyce B. Potter  
150 Highway 9  
Freehold, New Jersey  
07728

Frank Dwyer  
150 Highway 9  
Freehold, New Jersey  
07728

The method of electing Directors shall be set forth in the By-Laws of the Condominium Association.

#### ARTICLE VII

##### Distribution of Assets

Upon dissolution, the assets of the Condominium Association shall be distributed in accordance with each member's respective proportionate interest in the Common Elements of the Condominium.

#### ARTICLE VIII

##### Duration

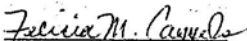
The corporation shall exist perpetually.

#### ARTICLE IX

##### Amendments

Amendment of this Certificate shall require the assent of seventy-five (75%) percent of the members.

IN WITNESS WHEREOF, for the purpose of forming this non-profit corporation under the laws of the State of New Jersey, the undersigned, Felicia M. Cassels, the incorporator of this Condominium Association, has executed this Certificate of Incorporation this 31st day of December, 1987.

  
FELICIA M. CASSELS  
Metro Corporate Campus I  
99 Wood Avenue South  
Iselin, New Jersey 08830

STATE OF NEW JERSEY:

COUNTY OF MIDDLESEX:

BE IT REMEMBERED, that on this 31st day of December, 1987 before me, the subscriber, a Notary Public of the State of New Jersey, personally appeared FELICIA M. CASSELS, who, I am satisfied is the person named in and who executed the within instrument, and thereupon acknowledges that she signed, sealed and delivered the same as her act and deed, for the uses and purposes therein expressed.

*Patricia A. Pelletier*

PATRICIA A. PELLETIER  
A Notary Public of New Jersey

PATRICIA A. PELLETIER  
A Notary Public of New Jersey  
My Commission Expires Oct. 29, 1989



EXHIBIT 1E  
BY-LAWS  
OF  
WESTWOOD VILLAGE CONDOMINIUM ASSOCIATION, INC.

DB4820-0188

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**BY-LAWS**

**OF**

**WESTWOOD VILLAGE CONDOMINIUM ASSOCIATION, INC.**

**ADOPTED:**

**DB4820-0189**

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BY-LAWS

OF

WESTWOOD VILLAGE CONDOMINIUM ASSOCIATION, INC.

ARTICLE I

NATURE OF BY-LAWS

1.01. Purpose. These By-Laws are intended to govern the administration of Westwood Village Condominium Association, Inc., a not-for-profit corporation organized under Title 15A of the New Jersey Statutes Annotated, and to provide for the management, administration, utilization and maintenance of the Common Elements described in the Master Deed for Westwood Village Condominium.

1.02. Definitions. Unless the context clearly indicates otherwise, all definitions set forth in the aforesaid Master Deed or in N.J.S.A. 46:8B-3 are incorporated herein by reference.

1.03. Fiscal Year. The fiscal year of the corporation shall be determined by its Board of Directors.

1.04. Principal Office. The principal office of the corporation is initially located at Suite 1, 150 Highway 9, Freehold, New Jersey 07728.

ARTICLE II

MEMBERSHIP AND VOTING RIGHTS

2.01. Members. Every person, firm, association, corporation or other legal entity that is a record Owner or Co-Owner of the fee simple title to any Unit shall be a Member of the Association; provided however,

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that any person, firm, association, corporation, or legal entity that holds such title or interest merely as a security for the performance of an obligation (including but not limited to mortgagees or trustees under deeds of trust) shall not be a Member of the Association. Notwithstanding anything to the contrary in the preceding, the Sponsor has one membership in the Association for each Unit which has not been conveyed to an individual purchaser.

2.02. Associate Members. Every person who is entitled to possession and occupancy of a Unit as a tenant or lessee of a Unit Owner shall be an Associate Member of the Association, but shall not be entitled to any vote with respect to Association matters.

2.03. Change of Membership. The transfer of membership of Unit Owners shall be accomplished by recordation in the Monmouth County Clerk's Office of a deed or other instrument establishing a record title to a Unit and delivery to the Secretary of the Association of a certified copy of such instrument and such sums of money as are required for the payment of any membership fee, contribution to capital and/or escrow deposit. The membership of the prior Unit Owner shall be thereby terminated.

2.04. Rights of Membership. Every person who is entitled to membership in the Association, pursuant to the provisions of the Certificate of Incorporation and these By-Laws, shall be privileged to use and enjoy the General Common Elements, subject, however, to the right of the Association to:

that any person, firm, association, corporation, or legal entity that holds such title or interest merely as a security for the performance of an obligation (including but not limited to mortgagees or trustees under deeds of trust) shall not be a Member of the Association. Notwithstanding anything to the contrary in the preceding, the Sponsor has one membership in the Association for each Unit which has not been conveyed to an individual purchaser.

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2.04. Rights of Membership. Every person who is entitled to membership in the Association, pursuant to the provisions of the Certificate of Incorporation and these By-Laws, shall be privileged to use and enjoy the General Common Elements, subject, however, to the right of the Association to:

- A. promulgate, adopt, publish and enforce Rules and Regulations governing such use and enjoyment;
- B. suspend the use and enjoyment of the General Common Elements as provided in Section 2.05 of this Article II;
- C. transfer all or part of the General Common Elements, other than any Building in which any Unit(s) are contained, and grant easements, licenses and other property rights with respect to the General Common Elements as provided in Section 6.01(c) of Article VI hereof; and
- D. designate portions of the General Common Elements as Reserved Common as provided in Section 4.06 of the Master Deed.

2.05. Suspension of Rights. The membership and voting rights of any Member may be suspended by the Board for any period during which any assessment against the Unit to which his membership is appurtenant remains unpaid; but, upon payment of such assessments and any interest accrued thereon, whether by check or cash, his rights and privileges shall be immediately and automatically restored; provided that, Section 2.10 of these By-Laws shall govern the restoration of voting rights. Further, if Rules and Regulations governing the use of the Common Elements and the conduct of persons thereon have been promulgated, adopted and published, as authorized by the Master Deed, these By-Laws and/or the New Jersey Condominium Act, the rights and privileges of any person in violation thereof may be suspended at the discretion of the Board for a period not to exceed thirty (30) days for any single viola-

- A. promulgate, adopt, publish and enforce Rules and Regulations governing such use and enjoyment;
- B. suspend the use and enjoyment of the General Common Elements as provided in Section 2.05 of this Article II;
- C. transfer all or part of the General Common Elements, other than any Building in which any Unit(s) are contained, and grant easements, licenses and other property rights with respect to the General Common Elements as provided in Section 6.01(c) of Article VI hereof; and
- D. designate portions of the General Common Elements as Reserved Common as provided in Section 4.06 of the Master Deed.

2.05. Suspension of Rights. The membership and voting rights of any Member may be suspended by the Board for any period during which any assessment against the Unit to which his membership is appurtenant remains unpaid; but, upon payment of such assessments and any interest accrued thereon, whether by check or cash, his rights and privileges shall be immediately and automatically restored; provided that, Section 2.10 of these By-Laws shall govern the restoration of voting rights. Further, if Rules and Regulations governing the use of the Common Elements and the conduct of persons thereon have been promulgated, adopted and published, as authorized by the Master Deed, these By-Laws and/or the New Jersey Condominium Act, the rights and privileges of any person in violation thereof may be suspended at the discretion of the Board for a period not to exceed thirty (30) days for any single viola-

tion. If the violation is of a continuing nature, such rights and privileges may be suspended indefinitely and until such time as the violation is abated. No such action shall be taken by the Board until the Unit Owner is afforded an opportunity for a hearing consistent with the principles of due process of law.

2.06. Contribution to Initial Capital. Each Unit Owner acquiring title to a Unit as the initial purchaser from the Sponsor shall pay to the Association upon acquisition of title to his Unit a nonrefundable and nontransferable contribution to the initial working capital of the Association in an amount equal to one-sixth (1/6) of the estimated or then current annual Common Expense Assessment for the Unit at the time of the acquisition. Payment of such fee shall be a condition precedent to the exercise of rights of membership in the Association upon the initial sale and transfer of title to a Unit. Any unpaid initial capital contribution shall be deemed a lien on the Unit in the same manner as any unpaid Common Expenses Assessment attributable to such Unit.

2.07 Escrow Deposit. The Board may also require each Unit Owner to deposit with the Association in escrow an amount not to exceed one-twelfth (1/12) of the estimated or then current Annual Common Expense Assessment, which escrow deposit shall be held by the Association and applied in the event of a default by the Unit Owner in the payment of any type of assessment, fine or other charge levied by the Board against his Unit. Such escrow, if imposed, shall be held by the Association in an interest-bearing account, with interest to accrue to the benefit of the Association, and shall be refundable or assignable upon the sale of the

Unit, without interest, to the extent the deposit is not applied to defaulted Common Expense Assessments payments.

2.08. Membership Fees. The Board may impose upon each Unit Owner, upon acquisition of title to his Unit, from the Sponsor or otherwise, a one time, nonrefundable and nontransferable fee for membership in the Association in an amount to be determined by the Board, but not to exceed two-hundred and fifty dollars (\$250.00), which fee may be used for working capital or, if not used for working capital may, in the Board's sole discretion, be treated as surplus or transferred to the Association's reserves. If imposed, payment of such fee shall be a condition precedent to membership in the Association. Any unpaid membership fee shall be deemed a lien against the Unit in the same manner as any unpaid Common Expense Assessment levied against the Unit.

2.09. Votes. Each Unit Owner shall be entitled to such vote(s) for each Unit to which he holds title as is provided in Article V of the Master Deed. When more than one person holds title, the vote(s) for each Unit shall be exercised as the Co-Owners among themselves determine. When one or more Co-Owners sign a proxy or purports to vote for his or her Co-Owners, such vote(s) shall be counted unless one or more of the other Co-Owners is present and objects to such vote(s), or, if not present, submits a proxy or objects in a writing delivered to the Secretary of the Association before the vote(s) is counted. If Co-Owners disagree as to the vote(s), the vote shall be split equally among the Co-Owners.

2.10. Member in Good Standing. A Member shall be deemed to be in good standing and entitled to vote in person or by proxy at any

meeting of the Association or in any ballot by mail if, and only if, he shall have fully paid all installments due for assessments levied against him and his Unit by the Board as hereinafter provided, together with all interest, costs, attorney's fees, penalties and other expenses, if any, properly chargeable to him and to his Unit as well as all capital contributions, escrow deposits and membership fees for which he is liable, at least three (3) days prior to the date fixed for such meeting.

2.11. Proxies. Proxy ballots shall be permitted with respect to all elections of Directors, all amendments to the Certificate of Incorporation, the Master Deed or these By-Laws and any other matter which properly comes before a meeting of the membership of the Association. All proxies shall be in writing, signed by all individual Unit Owners (or in the case of joint owners by any one of them) or by his or their duly authorized representative(s) and delivered to the Secretary of the Association or such other person as the President may designate at least 24 hours prior to the commencement of the meeting at which ballots are to be cast. Proxies may be revoked at any time prior to the opening of the polls and no proxy shall be voted on after eleven (11) months from its date unless said proxy provides for a longer period, not to exceed three (3) years from the date of execution. All proxies shall be substantially in the form prescribed by the Board and, if not in such form, shall be deemed invalid, which determination shall be made in the sole and absolute discretion of the Board.

#### ARTICLE III

##### MEETINGS OF UNIT OWNERS

3.01. Place of Meetings. All meetings of the Unit Owners of

the Association shall be held at the Condominium or at such other place convenient to the Members as may be designated by the Board.

3.02. Annual Meetings. All annual meetings of the Unit Owners of the Association shall be held on the day and month of the year to be established by the Board, except that the first such annual meeting shall be held not more than thirteen (13) months following the incorporation of the Association. At each annual meeting subsequent to the Transition Elections held in accordance with Section 4.03 hereof, the election of Directors shall take place. If the election of Directors shall not be held at the annual meeting or any adjournment of such meeting, the Board shall cause the election to be held at a special meeting as soon thereafter as may be convenient. At such special meeting, the Unit Owners may elect Directors and transact other business with the same force and effect as at an annual meeting duly called and held. All proxies validly received for the originally scheduled meeting shall remain in full force and effect for any such adjourned meeting or special meeting and new proxies may be received for any such subsequent meeting.

3.03. Special Meetings. Special meetings of Unit Owners may be called by the President whenever he deems such a meeting advisable or shall be called by the Secretary upon the order of the Board or upon the written request of Members representing not less than twenty-five (25%) percent of all votes entitled to be cast at such meeting. Such request shall state the purpose(s) of such meeting and the matter(s) proposed to be acted upon. Unless Unit Owners representing at least fifty (50%) percent of all votes entitled to be cast request such a meeting, no special

the Association shall be held at the Condominium or at such other place convenient to the Members as may be designated by the Board.

3.02. Annual Meetings. All annual meetings of the Unit Owners of the Association shall be held on the day and month of the year to be established by the Board, except that the first such annual meeting shall be held not more than thirteen (13) months following the incorporation of the Association. At each annual meeting subsequent to the Transition Elections held in accordance with Section 4.03 hereof, the election of Directors shall take place. If the election of Directors shall not be held at the annual meeting or any adjournment of such meeting, the Board shall cause the election to be held at a special meeting as soon thereafter as may be convenient. At such special meeting, the Unit Owners may elect Directors and transact other business with the same force and effect as at an annual meeting duly called and held. All proxies validly received for the originally scheduled meeting shall remain in full force and effect for any such adjourned meeting or special meeting and new proxies may be received for any such subsequent meeting.

3.03. Special Meetings. Special meetings of Unit Owners may be called by the President whenever he deems such a meeting advisable or shall be called by the Secretary upon the order of the Board or upon the written request of Members representing not less than twenty-five (25%) percent of all votes entitled to be cast at such meeting. Such request shall state the purpose(s) of such meeting and the matter(s) proposed to be acted upon. Unless Unit Owners representing at least fifty (50%) percent of all votes entitled to be cast request such a meeting, no special

meeting may be called to consider any matter which is substantially the same as a matter voted upon at any meeting of the Unit Owners held during the preceding twelve (12) months, which determination shall be made in the sole and absolute discretion of the Board.

3.04. Notice of Meeting. Except as otherwise provided by law or Section 4.03 herein, notice of each meeting of Unit Owners, whether annual or special, shall be given not less than ten (10) days nor more than ninety (90) days before the day on which the meeting is to be held to each Unit Owner at his last known address by delivering a written or printed notice thereof to said Unit Owner or by mailing such notice, postage prepaid. Every such notice shall state the time, place and purpose(s) of the meeting. Notice of any meeting of Unit Owners shall not be required to have been sent to any Unit Owners who shall attend such meeting in person or by proxy. Unless otherwise required by applicable law, notice of any adjourned meeting of the Unit Owners shall not be required to be given except unless the time and place to which the meeting is adjourned is not announced at the meeting adjourned. Except where otherwise expressly required by law, no publication of any notice of a meeting of Unit Owners shall be required.

3.05. Quorum and Adjourned Meetings. At any meeting of the Unit Owners, persons (including the Sponsor or its representatives) holding twenty-five percent (25%) of the aggregate votes of Members in Good Standing, present in person or by proxy, shall constitute a quorum for the transaction of business, except where otherwise provided by law. In the absence of a quorum, the persons holding votes present in person or