

Prepared by:

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**SIXTH AMENDMENT TO BYLAWS**

**OF**

**OVERLOOK VILLAGE CONDOMINIUM ASSOCIATION, INC.**

WHEREAS, the Master Deed and Bylaws for Overlook Village Condominium were originally recorded on May 19, 1978 in Book 2455 Page 618 of the Morris County Clerk's office; and

WHEREAS, the Bylaws were amended and restated effective December 5, 1979, as recorded in Deed Book 2536 Page 295; and

WHEREAS, the Bylaws were further amended by amendments recorded in Book 3255 Page 326, 3255 Page 328, Book 3404 Page 247 and therefore by Amendment dated January 24, 1993 (collectively the "Bylaws"); and

WHEREAS, the Bylaws provide in Article VII for amendment thereof by the affirmative vote of three-fifths (3/5) of the members of the Board of Trustees at any meeting of the Board called for such purpose; and

WHEREAS, the Board has voted to amend the Bylaws in accordance with Article VII;

NOW THEREFORE, the Bylaws of the Association are amended as follows:

1. Article VI is amended by adding Section 5, which shall read as follows: "The board shall also have the power to levy fines against any Unit Owner(s) for violation(s) of any rule or regulation of the Association or of any covenants or restrictions

contained in the Master Deed or Bylaws, provided that the fine for a single violation may not exceed the maximum amount permitted by law. Each day that a violation continues after receipt of notice by the unit owner may be considered as a separate violation. Any fines so levied shall be considered as a Common Expenses to be levied against a particular unit owner involved, and collection may be enforced by the Board in the same manner as the Board is entitled to enforce collection of Common Expenses. Notwithstanding the foregoing, the Board shall at all times comply with applicable law concerning the right of the Unit Owner to challenge any fine pursuant to the Association's policy on Alternative Dispute Resolution."

2. Except as expressly modified herein, the Bylaws shall remain in full force and effect.

**ATTEST:**

**OVERLOOK VILLAGE CONDOMINIUM  
OWNERS ASSOCIATION, INC.**

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Patricia A. McHenry, *Secretary*

By: \_\_\_\_\_  
*, President*

