



MIDDLESEX COUNTY • NJ	Elaine M. Flynn Middlesex County Clerk Recording Data Cover Page Pursuant to N.J.S.A. 46:26A-5	<i>Official Use Only - Recording Label</i> INSR # 2022074188 0 BK 19015 PG 1884 Pgs 1884 - 1887; (4 pgs) RECORDED 08/18/2022 03:18:41 PM NANCY J. PINKIN, COUNTY CLERK SA MIDDLESEX COUNTY, NEW JERSEY RECORDING FEES: \$65.00
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Official Use Only

Date of Document July 11, 2022	Type of Document Amendment to By-Laws
First Party Name Westgate Square Condominium Association, Inc.	Second Party Name
Additional First Parties	Additional Second Parties

THE FOLLOWING SECTION IS REQUIRED FOR DEEDS ONLY	
Block	Lot
Municipality Edison	Consideration
Mailing Address of Grantee	

THE FOLLOWING SECTION IS FOR ORIGINAL MORTGAGE BOOKING & PAGING INFORMATION FOR ASSIGNMENTS, RELEASES, DISCHARGES & OTHER ORIGINAL MORTGAGE AGREEMENTS ONLY	
Original Book 3273	Original Page 190

MIDDLESEX COUNTY, NEW JERSEY RECORDING DATA PAGE This cover page is for use in Middlesex County, New Jersey only. Please do not detach this page from the original document as it contains important recording information and is part of the permanent record.

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RECORD & RETURN TO:
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PREPARED BY:


DONNA R. SHAHRABANI, ESQ.

**AMENDMENT TO THE BY-LAWS FOR
WESTGATE SQUARE CONDOMINIUM ASSOCIATION, INC.
LOCATED IN THE TOWNSHIP OF EDISON, MIDDLESEX COUNTY, NEW JERSEY**

THIS AMENDMENT TO THE BY-LAWS is made this 11th day of July
2022, by **WESTGATE SQUARE CONDOMINIUM ASSOCIATION, INC.** (the "Association"),
a New Jersey not for profit corporation, located at Westgate Drive, Edison, New Jersey.

WHEREAS, a Master Deed and By-Laws for the Association is dated February 10,
1983 and was recorded in the Office of the County Clerk on February 14, 1983, in Deed
Book 3273, Page 190, et seq.; and

WHEREAS, the Association's Board of Directors adopted a proposed amendment
to the By-Laws, provided notice to all Association members of the amendment, which
notice included a ballot to reject the proposed amendment, and less than ten percent
(10%) of Association members voted to reject the amendment within thirty (30) days of the
mailing of the notice, rendering the amendment to be passed; and

WHEREAS, all other provisions in the By-Laws referred to above shall continue in
full force and effect.

NOW THEREFORE the By-Laws of Westgate Square Condominium Association,
Inc. are amended as follows: The following amendment to the By-Laws was adopted by
the Board, notice of the amendment was provided to all members of the Association, which
notice included a ballot to reject the amendment, and less than ten percent (10%) of

Association members voted to reject the amendment within thirty (30) days of the mailing of the notice, rendering the amendment to be passed (new text is underlined):

Article IX
Meetings of Unit Owners

* * *

Section 8. Voting: The Association may, but shall not be required to, issue certificates or other evidence of membership. The aggregate number of votes for all Unit Owners shall be Three Hundred Ninety-six and each unit shall have one (1) vote. A fiduciary shall be entitled to vote with respect to any Unit owned in a fiduciary capacity. If a Unit is owned by more than one Unit Owner the votes allocable to such a unit may be divided in any manner as the Unit Owners owning the same shall determine. A Unit which has been acquired by the Association in its own name or in the name of its agents, designee or nominee on behalf of all of the Unit Owners shall not be entitled to a vote so long as it continues to be so held. Votes may be cast by each Unit Owner in person or by his proxy when filed with the Secretary of the Association. The designation of any such proxy shall be made in writing and filed with the Secretary of the Association before the appointed time of the meeting. A proxy is valid only for the particular meeting designated therein. A proxy may be revoked by the Unit Owner by appearance in person at the meeting and there and then filing with the Secretary at that time notice of the revocation.

Electronic voting:

A. Any vote permitted under these By-Laws or the Master Deed, including but not limited to the election of Directors, amendments to the Master Deed or By-Laws, or other questions on which Unit Owners are permitted to vote, may, at the discretion of the Board, be made electronically, as long as the election and/or vote is administered by a neutral third party and anonymity is maintained, and is subject to such other security safeguards and other conditions as the Board may impose to assure the integrity of the process.

B. The casting of a vote electronically will indicate that a Unit Owner has consented to voting electronically. A Unit Owner who votes by electronic means shall be deemed to be present at a meeting for quorum and voting purposes.

C. If the Association conducts an election or other vote by electronic means, each Unit Owner shall also have the option to vote instead by paper ballot, absentee ballot or proxy.

D. Unless an election is conducted electronically, all ballot tallying shall occur publicly, and any anonymous ballots shall be open to inspection by any member of the Association for a period of 90 days from the date of the election.


E. All ballots for election to the Board or to amend the By-Laws shall be cast in an anonymous manner.

IN WITNESS WHEREOF, WESTGATE SQUARE CONDOMINIUM ASSOCIATION, INC. through its President, has duly executed this Amendment to the By-Laws the date and year first above written.

ATTEST:

WESTGATE SQUARE CONDOMINIUM ASSOCIATION, INC.

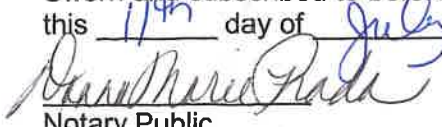

Angela Pizzi
Secretary

By: 
Chandresh Shah
President

STATE OF NEW JERSEY)
): ss.
COUNTY OF MIDDLESEX)

I CERTIFY that on the 11th day of July, 2022, Angela Pizzi personally came before me and this person acknowledged under oath, to my satisfaction, that:
(a) this person is the Secretary of WESTGATE SQUARE CONDOMINIUM 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 Chandresh Patel, 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 Directors;
(d) this person signed this proof to attest to the truth of these facts.


Name: Angela Pizzi
Title: Secretary

Sworn and subscribed to before me
this 11th day of July, 2022.

Notary Public

