



**Middlesex County
Document Summary Sheet**

MISCELLANEOUS DEED	Type	MISCELLANEOUS DEED				
	Consideration					
	Submitted By	MCGOVERN LEGAL SERVICES, LLC				
	Document Date	04/10/2026				
	Reference Info					
	Book ID	Book	Beginning Page	Instrument No.	Recorded/File Date	
	O	4204	199		12/14/1994	
	GRANTOR	Name			Address	
		GREENBRIAR AT WHITTINGHAM COMMUNITY ASSOCIATION, INC.				
	GRANTEE	Name			Address	
		GREENBRIAR AT WHITTINGHAM COMMUNITY ASSOCIATION, INC.				
	Parcel Info					
	Property Type	Tax Dist.	Block	Lot	Qualifier	Municipality

* DO NOT REMOVE THIS PAGE.
COVER SHEET [DOCUMENT SUMMARY FORM] IS PART OF MIDDLESEX COUNTY FILING RECORD.
RETAIN THIS PAGE FOR FUTURE REFERENCE.

**AMENDMENT TO THE BY-LAWS
FOR
GREENBRIAR AT WHITTINGHAM COMMUNITY ASSOCIATION, INC.**

This Amendment (the "Amendment") is made on this 10th day of April, 2026, by Greenbriar at Whittingham Community Association, Inc., a New Jersey non-profit corporation, having its offices at 100 Whittingham Drive, Monroe Township, NJ 08831 ("Greenbriar").

WHEREAS, Greenbriar was created by, among other documents, the Declaration of Covenants, Easements and Restrictions (the "Greenbriar Declaration") with attached Bylaws ("Greenbriar By-laws"), as amended recorded in the Middlesex County Clerk's Office on December 14, 1994 in Deed Book 4204, Page 199, et. seq. and

WHEREAS, Greenbriar's By-Laws, Article V, Section 5.01 provides that "[t]he property, affairs and business of the Association shall be managed by the Board, which shall have all those powers granted to it by the Certificate of Incorporation, the Declaration, these By-Laws and by law" and

WHEREAS, Greenbriar's By-Laws, Article VI, Section 6.01 provides, "the Association may do all it is legally entitled to do under the laws applicable to its form of organization. The Association shall discharge its powers in a manner that protects and furthers the health, safety and general welfare of the residents of the community" and

WHEREAS, the Planned Real Estate Development Full Disclosure Act (PREDFDA) (N.J.S.A. 45:22A-21, et seq.) provides that "... an executive board may amend the bylaws under the following circumstances:... (b) after providing notice to all association members of the proposed amendment, which notice shall include a ballot to reject the proposed amendment. Other than an amendment to render the bylaws consistent with State, federal, or local law, if at least 10 percent of association members vote to reject the amendment within 30 days of its mailing, the amendment shall be deemed defeated." (N.J.S.A. 46.d(5)); and

WHEREAS, the Association's Board of Directors convened for a meeting on January 29, 2026, and a quorum being present, a majority of the Directors present and voting voted to amend the Association's By-Laws as set forth herein; and

WHEREAS, the Board of Directors presented this Amendment to the Association's membership pursuant to N.J.S.A. 45:22A-46.d(5)(b) via a mailing sent on March 4, 2026; and

WHEREAS, after waiting the required thirty (30) days, less than ten (10%) percent of the Association's membership rejected this Amendment; and

NOW, THEREFORE, the Association hereby amends and modifies the Association's By-Laws as follows:

**1. By-law Article VI, POWERS AND DUTIES OF BOARD OF DIRECTORS
is hereby amended to add the following sections:**

6.01. (t). To budget for, assess for, collect and pay WHOA and the Golf Association the Greenbriar Members' obligations to WHOA and the Golf Association as a portion of Greenbriar's Common Expense Assessments.

6.02. (q) Budget for, assess for, collect and pay WHOA and the Golf Association the Greenbriar Members' obligations to WHOA and the Golf Association as Greenbriar Common Expense Assessments (Declaration Article VI, By-law Article VII) unless Greenbriar's Board votes in an open meeting, at least 90 prior to the end of WHOA's and/or the Golf Association's fiscal year, to no longer undertake such duty.

2. By-law Article VII, FISCAL MANAGEMENT is hereby amended to add the following to the end of section 7.02:

“...and shall include sums necessary to pay WHOA and the Golf Association the Greenbriar Members' obligations to WHOA and the Golf Association unless such duty has been terminated via section 6.02 (q) above.

3. In the event any provision of this Amendment is deemed unenforceable by a court of competent jurisdiction, the remaining provisions shall remain in full force and effect.
4. Any provision(s) of the By-Laws or any prior amendment(s) thereto which conflict with this Amendment is hereby deemed null and void.
5. All provisions of the By-Laws not amended by this Amendment, and which do not conflict with this Amendment shall remain unchanged and in full force and effect.
6. Notwithstanding the full execution of this Amendment, this Amendment shall not take effect until this Amendment is recorded in the Middlesex County Clerk's Office.

GREENBRIAR AT WHITTINGHAM COMMUNITY ASSOCIATION, INC.

Amendment: Policy No.
Pertaining To: Members' Obligations to WHOA & The Golf Association
Duly adopted at a meeting of the Board of Directors of Greenbriar at Whittingham Community Association, Inc. held this 10th day of April, 2026.

<u>Officer</u>		Vote:			
		<u>YES</u>	<u>NO</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
<u>Chester Trubinski</u> , Director		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<u>Alan Greenberg</u> , Director		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<u>Ron Parisi</u> , Director		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<u>Mark Surks</u> , Director		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<u>Cliff Durlacher</u> , Director		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Attest:

Greenbriar at Whittingham Community Association, Inc.

Ron Parisi
Ron Parisi, Secretary

Chester Trubinski
Chester Trubinski, President

Amendment Effective: Upon recording with the County Clerk.

NOW THEREFORE, Chester Trubinski, the President of Greenbriar at Whittingham Community Association, Inc. based on the authority granted by the Association's Declaration, By-Laws, the law and the Board of Director's vote and membership vote reflected above, hereby submits this Amendment for recordation in the Middlesex County Clerk's Office.

Greenbriar at Whittingham Community Association, Inc.

Chester Trubinski
Chester Trubinski, President

ACKNOWLEDGMENT

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

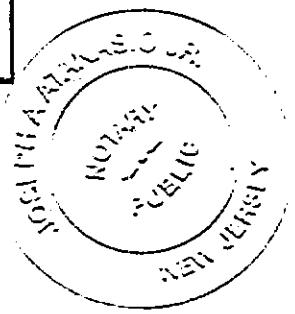
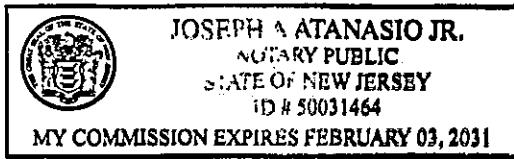
On the 17 day of April, 2026, Chester Trubinski personally appeared before me and this person acknowledged under oath, to my satisfaction, that:

(a) this person signed and delivered the foregoing document as the President of Greenbriar at Whittingham Community Association, Inc. (the "Association"), named in this document; and

(b) this document was signed and delivered by the Association as its voluntary act and deed by virtue of authority from its members and its Board of Directors.

Sworn and subscribed to before me this 17 day of April, 2026.

Joseph A. Atanasio Jr.
NOTARY PUBLIC - NEW JERSEY



RECORD AND RETURN TO:
McGOVERN LEGAL SERVICES, LLC
850 CAROLIER LANE
NORTH BRUNSWICK, NJ 08902