



1225 MULBERRY DRIVE, MAHWAH, NJ 07430 • PHONE 201.327.3665 • FAX 201.327.4478

www.darlingtonridge.com

To: Darlington Ridge Homeowners

May 19, 2011

From: Board of Trustees

Darlington Ridge Condominium Association, Inc.

Over the past few years, it became quite evident to the Board of Trustees that the Darlington Ridge Bylaws needed to be updated. The Bylaws were written when the community was built in 1989. The original bylaws had references to our name as Kilmer Woods Village III, a Sponsor, K Hovnanian, as well as so many other obsolete references. Therefore the Board worked with our lawyer, Ed Rogan, to review and update the Darlington Ridge Bylaws. To be officially updated, it is required that 66 2/3% of the homeowners, *in good standing*, are needed to approve these updates.

Attached is a summary of the changes made to each of the Bylaws. **A special Bylaws Review Meeting will occur on Monday, June 6, 2011 at the Clubhouse to address any questions you may have.**

Also attached is a ballot. **Please provide your vote to our Darlington Ridge Clubhouse/Office by June 27, 2011.**

Thank you

Board of Trustees

May 2011 - Summary of Darlington Ridge Bylaws Revisions:

As you review the Original and Revised sets of Community Bylaws, you may want to use this summary sheet of Bylaw changes.

Throughout the document, we have removed all references to the **SPONSOR - K Hovnanian**, the developer of Darlington Ridge.

References to **SOCIETY HILL VILLAGE III** (the original name of this Community) have been replaced with **DARLINGTON RIDGE**.

Wherever the pronoun **his** is used, it has been changed to **his/her**.

1.01 Purpose - Community Name Change Only

1.02 Persons Subject to these ByLaws - No Change

1.03 Definition of Terms - No Change

a) **Member** - The phrase "including the Sponsor" has been deleted

1.04 Rights of Members - The only change is the addition of a requirement in Paragraph 4 - "following purchase of a unit, the owner who is selling must notify the Darlington Ridge property manager of the purchaser's name, address, and closing date. If not done, a fine will result.

1.05 NEW Change of Membership - Changed a description of the process entailed in transferring unit ownership from seller to buyer.

1.06 NEW - Statement as to Association's right to create rules and regulations regarding Unit Owners' rights.

1.07 NEW - Statement regarding suspension of Unit Owner's rights.

2.00 Principal Office - Location change from Developer's Red Bank office to Darlington Ridge Clubhouse/Office.

3.00 Meetings of Members - Voting

3.01 Place of Meetings - 1225 MULBERRY MAHWAH, NJ - CLUBHOUSE/OFFICE

3.02 Annual Meeting - The original document describes the 1st Annual Meeting & Election Process of Board Members and has been deleted. The new Bylaw identifies a new date for the Annual Meeting and the current election process.

3.03 Notice of Annual Meeting - Changes are:

a) the Property Manager rather than the Secretary of the Board will send out Meeting notices and

b) additional postings of annual meeting notice on the Darlington Ridge website and the Bulletin Board outside of the clubhouse.

3.04 Special Meetings - Process for holding a special meeting is described with a new requirement added.

3:05 Notice of Special Meeting - Only change is the Property Manager rather than Secretary will mail notices & more time is added for receipt of notices.

3.06 List of Members: - Only change is the Property Manager not the Secretary will be responsible for keeping membership lists & minutes & resolutions.

3.07 Voting - Only Change is that a proxy is eliminated as a method of voting

3.08 Good Standing - Change - A member must be in good standing for 30 days to be eligible to vote.

3.09 Quorum - No change

3.10 Proxies/Absentee Ballots - Votes can be cast in person at the meeting or by absentee ballot. Proxy votes will not be permitted. Absentee ballots may be cast up to one (1) day before the meeting date.

3.11 Capital Expenditures - Rewritten for purpose of clarity

3.12 Order of Business - Addition of (k) adjournment

4.00 Obligations of Members

4.01 Compliance with Rules, Regulations, and Resolutions - Change - Addition of Regulations and Resolutions to the Title & Text of the Bylaw

4.02 Suspension of Rights - No change

4.03 Contribution to Capital - Change in the amount of capital contribution from \$250.00 to \$500.00

5.00 Board of Trustees

5.01 Number & Qualifications - **New** - A board member must be a member in good standing and a fulltime resident of Darlington Ridge

5.02 Election - changes the term Unit Resident to Unit Owner

5.03 Term - Wording about the 1st annual meeting has been deleted and what remains is current practice and is recommended for continuation.

5.04 Vacancies - No Change

5.05 Removal of Trustees - Changes as follows:

- **In Paragraph #1**, a trustee not being a member in good standing is cause for removal along with transfer of unit ownership.
- **In Paragraph #2** - a trustee may be removed for cause with a 51% vote of the membership.

5.06 1st Organizational Meeting - Deleted

New 5.06 Regular meetings (formerly 5.07) - Updated as to how members of the Association are notified of meetings.

5.08 Quorum (formerly 5.10) - **Addition** - A minimum of 4 members is needed for a quorum.

5.09 Notice & Waiver of Notice - deleted

New 5.09 Powers & Duties -

A & B - No Change

C - the word "additional" is added before the words Capital Expenditures

D through O - No Change

P - Community Bulletin Board is added to the last sentence

Q & R - No Change

S - It will be required that each Unit owner carry HO6 policy and for Renters to have an HO4 policy

T - 2nd Committee listed has been renamed the Landscaping committee.

4th Committee - Covenants Committee - new information based on recent legislation

U through Y - No Change

6.00 Damage to Buildings, Reconstruction, Sale, Obsolescence

6.01 Damage - No Change

6.02 Total Destruction - No Change

6.03 Obsolescence - No Change

7.02 Election of Officers - Change of date to May 2012

7.03 President - No Change

7.04 Vice President - No Change

7.05 Secretary - Only change is that the Board Secretary will oversee Minute taking and Preservation of the Board records

7.06 Treasurer - Treasurer's description has been undated to include overseeing the finances of the Community and being a liaison to the Association's Finance committee

7.07 Compensation of Officers - No Change

8.00 Indemnification of Officers and Directors - Only change is the reference to the Sponsor has been removed

9.00 Fiscal Year - has been changed to Fiscal Management/Fiscal Year - changes include the role of the Board in Budget Preparation and that any change in the fiscal would require a 51% affirmative vote of the Board

10.00 Corporate Seal - No Change

11.00 Amendments to Bylaws - Bylaws may be amended by a 51% of the Association membership

12.00 Dissolution

12.01 Procedure - No Change

12.02 Distribution of Assets - No Change

13.00 Members' Maintenance Fee - No Change

14.00 Deposits Required - No Change

15.00 Reserves - No Change

16.00 Agreement for Professional Management - No Change

**Darlington Ridge Condominium Association
Updated DR Bylaws**

As a Homeowner, in good standing, I Vote on the
Updated Bylaws as follows:

Approve _____

Reject _____

Abstain _____

Homeowner Signature: _____

Address: _____