



January 18, 2018

Dear Homeowner:

In view of the successful amendment to our by-laws (please see attached), the Board has adopted the following guidelines in order to maintain at least a 60% owner-occupied rate in our community:

1. All units not owner-occupied are considered rentals, regardless of the relationship between the owner and the occupants. As such, the owner must abide by Township ordinance and obtain a rental license and provide a copy to the Association.
2. The number of units not owner-occupied are capped at 40% (we are now at maximum).
3. No one person/entity may lease more than two (2) units at the same time.
4. Owners currently leasing more than 2 units are grandfathered. However, once such a unit is sold to a buyer who then occupies the unit, the owner may not purchase another unit unless he/she intends to take up residence in it. (Example: Landlord now owns and leases 3 units, he sells one which becomes owner-occupied; he/she cannot buy another unit he/she does not intend to reside in).
5. Investor units are inheritable as such.
6. Violators of these guidelines are subject to the Association's enforcement policy, including the imposition of fines of \$100/day. The Hunt Club Board works diligently to maintain the integrity, property values and beauty of our community. We appreciate everyone's cooperation.

**MAKE SURE YOU ADD THESE TWO PAGES TO YOUR CURRENT COPY OF THE BY-LAWS**



AMENDMENT TO THE BYLAWS OF THE HUNT CLUB CONDOMINIUM  
ASSOCIATION

WHEREAS the Board of Trustees of the Hunt Club Condominium Association has proposed the following amendment to the bylaws; and,

WHEREAS notice of the proposed amendment was sent to the members in accordance with NJSA 45:22A-46; and,

WHEREAS less than 10% of the members objected thereto;

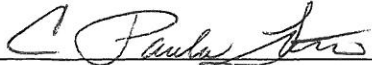
ARTICLE VI Section 2 of the Bylaws of the Hunt Club Condominium Association is hereby amended to add the following provision as subsection (p) at the end of this section:


*“(p) The Board of Trustees shall have the authority to promulgate and enforce reasonable restrictions on the leasing/renting of units within the Community, to include but not be limited to, the duration of lease agreements, the form and substance of lease agreements, and the maximum number of units within the Community which may be leased/rented at any given time.”*

**The balance of this Article shall remain unchanged.**

This amendment is signed on the 22<sup>ND</sup> day of December 2017 and shall take effect immediately upon filing with the Clerk of Gloucester County.

Attest: HUNT CLUB CONDOMINIUM ASSOCIATION

  
C. Paula Troughton, President

By:   
Carol Croyetti, Secretary