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ARTICLES OF INCORPORATION

OF

JANE BURGIO  
Secretary of State

HILLTOP AT HIGH BRIDGE HOMEOWNERS ASSOCIATION, INC. 0486582

In compliance with the requirements of Title 15-A, Chapter 1, et seq., of the New Jersey Statutes Annotated, the undersigned, who is of full age, has voluntarily formed a corporation not for profit, and does hereby certify:

ARTICLE I

The name of the corporation is Hilltop at High Bridge Homeowners Association, Inc., hereinafter called the "Association."

ARTICLE II

The address of the Association's initial registered office is Eagle Community Management, 81 West Main Street, P. O. Box 261, High Bridge, NJ 08829-0261, and the name of the Association's initial registered agent is William A. Betts, III.

ARTICLE III

Purpose and Powers of the Association

This Association does not contemplate pecuniary gain or profit to the members thereof, and the specific purposes for which it is formed are to provide for the maintenance, preservation and control of the common areas within that certain tract of property described in Amendment dated March 21, 1984, recorded in Deed Book 903 at page 10, to a certain Declaration of Rights, Covenants and Restrictions as to Hilltop at High Bridge, recorded in the office of the Clerk of Hunterdon County in Deed Book 897 at page 1001, and to promote the health, safety and welfare of the residents within the above described property for these purposes:

- (a) To exercise all of the powers and privileges and to perform all of the duties and obligations of the Association as set forth in the aforesaid Declaration and in the By-Laws of the Association annexed as a Schedule to the Declaration, as they both may be amended from time to time as therein provided, said Declaration and By-Laws being

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incorporated herein as if set forth at length;

(b) To fix, levy, collect and enforce payment by any lawful means of all charges or assessments pursuant to the terms of said Declaration and By-Laws of the Association; to pay all expenses incident to the conduct of the business of the Association, including all licenses, taxes or governmental charges levied or imposed against the property of the Association.

(c) To acquire (by gift, purchase, or otherwise), own, hold, improve, build upon, operate, maintain, convey, sell, lease, transfer, dedicate for public use or otherwise dispose of real or personal property in connection with the affairs of the Association;

(d) To borrow money, to mortgage, pledge, deed in trust, or hypothecate any or all of its real or personal property as security for money borrowed or debts incurred; and

(e) To have and to exercise any and all powers, rights and privileges which a corporation organized under the Non-Profit Corporation Law of the State of New Jersey by law may now or hereafter have or exercise.

#### ARTICLE IV

##### Membership

Every person or entity who is a record owner of an interest in any Unit as described in the Declaration referred to above and who qualifies in accordance with the By-Laws shall be a member of the Association. The foregoing is not intended to include persons or entities who hold an interest merely as security for the performance of an obligation. Ownership of any such unit shall be the sole qualification for membership. Upon termination of the interest of the Unit Owner, the Unit Owner's membership shall automatically terminate and shall be transferred and shall inure to the new Unit Owner succeeding the prior Unit Owner in interest.

The aggregate number of votes for all Unit Owners shall be 81 and shall be divided among the Unit Owners with one vote for each unit.

ARTICLE V

Board of Trustees

The affairs of this Association shall be managed by a Board of Trustees. The initial Board of Trustees shall be composed of five (5) persons who need not be members of the Association. The number of Trustees may be changed pursuant to the By-Laws of the Association. The names and addresses of the persons who are to act in the capacity of Trustees until the selection of their successors are:

Melinda Jo Johnston	37 Indian Spring Lane High Bridge, NJ 08829
Pamela Cissik	8 Indian Spring Lane High Bridge, NJ 08829
Lewis Ostar	9 Indian Spring Lane High Bridge, NJ 08829
Diane Schatz	8 Chestnut Court High Bridge, NJ 08829
John Peck	10 Chestnut Court High Bridge, NJ 08829

ARTICLE VII

Dissolution

The method of distribution of assets of the Association upon dissolution shall be as set forth in the By-Laws of the Association.

ARTICLE VIII

Duration

The corporation shall exist perpetually.

ARTICLE IX

Amendments

Amendment of these Articles shall require the assent of seventy-five (75%) percent of the members of the Association.



May 23, 1988

To Whom It May Concern,

I am the President at Hilltop at High Bridge Homeowners Association, Inc. I hereby consent and authorize the use of this name for filing a non-profit corporation of the same name.

At the time this corporation was initially incorporated, it was to be a non-profit corporation. Through inadvertence, it was established as a regular corporation pursuant to Title 14A.

It is necessary to have the non-profit corporation started immediately. There are still matters outstanding in reference to the initial corporation which must be resolved before it can be dissolved.

HILLTOP AT HIGH BRIDGE  
HOMEOWNERS ASSOCIATION, INC.

By: Malinda G. Johnston  
President

0000-1234

# HILLTOP AT HIGH BRIDGE HOA

4 Walter E. Foran Blvd., Suite 311

ACCESS PROPERTY MANAGEMENT, INC.

TEL 908-806-2600

FAX 908-806-7383

E-mail: [vrobitzski@accesspm.com](mailto:vrobitzski@accesspm.com)

April 14, 2008

Homeowner  
Hilltop at High Bridge  
High Bridge, NJ 08829

**RE: ANNUAL MEETING OF THE HILLTOP AT HIGH BRIDGE HOMEOWNERS ASSOCIATION  
TUESDAY, MAY 6, 2008 -- 7 P.M. AT THE HIGH BRIDGE RESCUE SQUAD**

Dear Homeowner:

Once again it is time to elect members to the Board of Trustees. Enclosed is a sheet giving information on the candidate who is running for the (1) seat available. The term for a Board of Trustees Member is three (3) years.

We have also enclosed a proxy/ballot to be used in the event you cannot attend the election and annual meeting scheduled for **May 6, 2008**. Even if you believe you can attend, send in the proxy anyway – you can always withdraw your proxy to vote in person. As mentioned, there is one (1) position up for election and one candidate who is running for re-election to the Board of Trustees. Please mark the ballot next to the candidate's name, or you may use the write-in line as a vote for another member of your choice.

This letter will also serve as notice that a **Special Meeting** of the members of Hilltop at High Bridge Homeowners Association, Inc. will be re-opened on **Tuesday, May 6, 2008 at 7:00 p.m. at the High Bridge Rescue Squad**, for the purpose of voting for or against the proposed Amendment to the Association's By-Laws to replace the existing By-Laws in their entirety. As you know, the Board of Trustees has conducted an exhaustive re-write of the By-Laws to change outdated items, (mostly in reference to the "Declarant" or builder), to clarify the responsibilities of the Association and Unit Owners, and to combine any and all amendments into the document. **It is important to note that nothing in the revised By-Laws changes any of the existing requirements for the Unit Owners or the Association.**

At the meeting, and any and all questions will be answered if possible. In the meantime, please contact me with any questions you may still have. You can vote by mail ballot, by assigning a proxy to vote on your behalf, or by coming to the meeting and voting in person. If you may not come to the meeting, **PLEASE RETURN your MAIL-IN BALLOT OR PROXY!!** We need votes from 75% of the members to pass the amendment.

**Please return the election proxy/ballot and the Amendment proxy or ballot in the stamped return envelope provided, prior to May 6, 2008.** If you find that you are able to attend the meeting, you may retract your proxy/ballot and vote in person.

For the Association,

Valerie Robitzski  
Community Manager

**HILLTOP AT HIGH BRIDGE HOMEOWNERS ASSOCIATION  
DIRECTED PROXY FOR ELECTION OF BOARD MEMBERS  
2008**

(Use this form if you cannot, or may not, be able to attend the Annual Meeting)

The purpose of this proxy is to establish a quorum of members and to elect ONE (1) member to serve on the board of trustees at the Annual Meeting to be held on Tuesday May 6, 2008. To vote, place a check mark in the space to the left of the candidate's name. You may indicate your vote for one (1) candidate, and/or write in one (1) of your own choice, for a total vote of one (1) candidate. You may also appoint a proxy to vote for you at the meeting as noted below. If you are appointing a proxy or want the Secretary of the Association to vote for you, leave the vote spaces empty.

**VOTE FOR ONE (1)**

Vote    Candidate

Vote    Candidate

\_\_\_\_\_ **ROBERT BOAK**

\_\_\_\_\_ **Write-in** \_\_\_\_\_

If you wish to appoint another Member of the Association (must be in good standing) to vote for you at the meeting, please provide that person's name as your proxy.

THE UNDERSIGNED, A MEMBER (OWNER) OF THE ASSOCIATION HEREBY APPOINTS:

\_\_\_\_\_ AS PROXY TO CAST MY/OUR VOTE FOR THE ELECTION OF BOARD OF TRUSTEES MEMBERS AS THE PROXY SEES FIT.

If no votes are cast above and no proxy is identified above, the secretary of the association will be appointed, with the power of substitution, to vote for and on behalf of the undersigned, at the annual meeting of the association on May 6, 2008 at 7:00pm, held at the High Bridge Rescue Squad, or any adjournment thereof.

**Whether you are voting directly for the candidates listed above, or appointing another homeowner or the Association's Secretary as your proxy, you must provide the following information:**

SIGNATURE OF OWNER: \_\_\_\_\_

PLEASE PRINT NAME: \_\_\_\_\_

UNIT ADDRESS: \_\_\_\_\_

**This proxy must be returned in the envelope provided. It must received by management on or before 5 pm May 6, 2008.**

**Hilltop at High Bridge Home Owners' Association  
4 Walter E Foran Blvd., Suite 311, Flemington NJ 08822  
Fax: 908-806-7383, e-mail: [vrobitzski@accesspm.com](mailto:vrobitzski@accesspm.com)**

**HILLTOP AT HIGH BRIDGE HOMEOWNERS ASSOCIATION, INC.**

**MAIL-IN BALLOT**

**I. VOTE FOR OR AGAINST THE PROPOSED AMENDMENT**

**Check One.** Vote YES or NO to amend the by-laws in their entirety as proposed.

- ( ) **YES.** I vote in favor of the Association amending the Hilltop at High Bridge By-laws by replacing the original by-laws initially adopted November 1, 1983 and the first amendment dated March 21, 1984, with the re-written by-laws as first presented to all owners in November 2007.
- ( ) **NO.** I vote against the Association amending the Hilltop at High Bridge by-laws by replacing the original by-laws initially adopted November 1, 1983 and the first amendment dated March 21, 1984, with the re-written by-laws as first presented to all owners in November 2007.

**II. QUORUM PROXY.** By signing below, I appoint the Secretary of the Association as my Proxy, for the sole purpose of establishing a quorum of the Association Owners at the May 6, 2008 Special Meeting and any adjournments. My vote may only be cast as marked above.

**III. PRINT NAME, SIGN AND DATE.** I AM AN OWNER OF THE UNIT BELOW.

Name(print): \_\_\_\_\_

Name (signature): \_\_\_\_\_

Unit Address: \_\_\_\_\_

Dated: \_\_\_\_\_

**ONLY ONE BALLOT MAY BE CAST PER UNIT**

**TO BE COUNTED, BALLOTS MUST BE RECEIVED AT THE MANAGEMENT OFFICE NO LATER THAN May 6, 2008, OR THEREAFTER IF THE MEETING MUST BE ADJOURNED.**