

State of New Jersey

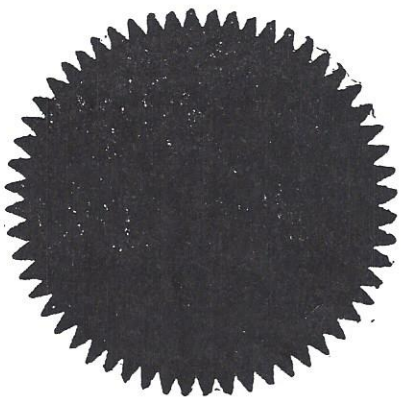


Department of State

I, the Secretary of State of the State of New Jersey, do hereby Certify that the foregoing is a true copy of the Certificate of Incorporation, of HIGH CREST LAKE ESTATES COMMUNITY CLUB,

and the endorsements thereon, as the same is taken from and compared with the original filed in my office on the Twenty-fifth day of January, A.D. 1952, and now remaining on file and of record therein.

In Testimony Whereof, I have hereunto set my hand and affixed my Official Seal at Trenton, this Twenty-fifth day of January, A.D. 1952.



Henry March
Secretary of State.

CERTIFICATE OF INCORPORATION
OF
HIGH CREST LAKE ESTATES COMMUNITY CLUB

This is to certify that the undersigned do hereby associate themselves into a Corporation under and by virtue of the provisions of an act of the Legislature of the State of New Jersey entitled "An Act to Incorporate Associations not for Pecuniary Profit", Title 15 : 1-13, and the several supplements thereto and acts amendatory thereof.

FIRST: The name of this Corporation is
HIGH CREST LAKE ESTATES COMMUNITY CLUB.

SECOND: The place where the Community Club is located is at High Crest Lake Estates in the Township of West Milford, in the County of Passaic and State of New Jersey.

THIRD: The location of the principal office shall be at the office of the High Crest Lake Estates in the Township of West Milford, in the County of Passaic and the State of New Jersey, and the name of the agent therein and upon whom process against this Corporation may be served is JOHN R. SECKLER, office of the High Crest Lake Estates, West Milford, New Jersey.

FOURTH: The purposes for which this Corporation is formed are:

To promote socialibility, good fellowship, health, welfare, morals, pleasure, recreation, indoor and outdoor sports, entertainments and athletic contests; to acquire, hold, own provide for the care, and maintenance and control of roads, parks, dams, beaches, lakes, water and streams connected with the lakes, docks, piers, club house, buildings and other structures, tennis courts, golf courses

and other grounds to be used for recreation and sports, including boating, bathing, fishing and hunting, of the community known as High Crest Lake Estates, West Milford, Passaic County, New Jersey, as it is now constituted and in addition thereto, any lands which Seckler & Shepperd, Inc., or its successors and assigns may hereafter acquire, abutting or adjacent to the present confines of High Crest Lake Estates; to formulate rules and regulations for the use of the properties enumerated above; to dignify and perpetuate the standard and tone of the community; to provide and maintain an adequate system of administration, fire protection, policing, garbage and sewerage disposal for the properties of the members of the Community Club; to take and hold through lease, gift, purchase, grant, devise any property, real or personal, and to transfer and convey all or any part thereof and to borrow money for purposes which are beneficial to the members of the Community Club and to issue evidences of indebtedness therefor and to mortgage or pledge the same to secure the payment of said indebtedness.

FIFTH: Number, qualifications and power of Trustees:

1. The number of the Trustees of the High Crest Lake Estates Community Club shall be five (5).
2. The names and post office addresses of the Trustees selected for the first year of the existence of the Community Club are as follows:

<u>NAME</u>	<u>ADDRESS</u>
1. John R. Seckler <small>Chair and conduct meetings.</small>	821 Stratford Road Ridgewood, N. J.
2. Gertrude H. Seckler <small>Community Club</small>	821 Stratford Road Ridgewood, N.J.
3. E. Clayton Shepperd	Highland Lakes, N.J.
4. Margaret J. Shepperd	Highland Lakes, N.J.
5. Edward Novack	High Crest Lake Estates West Milford, N.J.

247.

3. Of the aforementioned five Trustees, after the first year, three shall be appointed by Seckler & Shepperd, Inc., or its successors and assigns; the two remaining Trustees shall be elected by the membership of the Community Club. In the event of a vacancy among the Trustees appointed by Seckler & Shepperd, Inc., or its successors and assigns, said vacancy shall be filled by appointment by Seckler & Shepperd, Inc., or its successors and assigns. In the event of a vacancy among the Trustees elected by the membership, said vacancy shall be filled by the Board of Trustees until the next annual meeting of the Community Club.

4. The Trustees representing the membership shall be elected by the majority vote of the membership present at the annual meeting and shall be residents of High Crest Lake Estates. Said Trustees or a Manager appointed by them shall control the finances of this Community Club in accordance with sub-paragraph 7 hereof, unless the Community Club is indebted to Seckler & Shepperd, Inc., or its successors and assigns, in the sum in excess of \$500.00 and said debt shall be in arrears for a period of more than six months, in which event all financial matters may, at their discretion, be determined by the five Trustees.

5. Each Trustee shall hold office for the term of one year and thereafter until the successor of said Trustee is elected or appointed.

6. The Trustees so appointed and elected shall appoint one of their members Chairman of the Board, to preside over and conduct meetings.

7. The Community Club is hereby limited to levy dues and assessments and make disbursements for maintenance and operation for the purposes specifically set forth in

this certificate in accordance with an annual budget first to be approved as provided in the By-Laws by the members. In the event that any other debts are to be incurred or funds borrowed, the same must be unanimously approved by the five Trustees and a vote of 60% of the members.

SIXTH: The members of the Community Club shall consist of the incorporators of the Club, and those persons who shall have taken title to property in High Crest Lake Estates through Seckler & Sheppard, Inc., its successors and assigns, or whose application for membership shall have been approved by the Membership Committee and admitted to membership by the Board of Trustees.

There shall be two classes of membership, as follows:

1. Class A. Class A members shall be those members who own improved property.
2. Class B. Class B members shall be those members who own unimproved property.

Other classes of membership may be created in accordance with the By-Laws of the Community Club.

SEVENTH: The period of existence of this Community Club is unlimited.

IN WITNESS WHEREOF, the parties hereto have set their hands and seals this 14th day of January

Nineteen Hundred and Fifty-Two.

John R. Seckler
John R. Seckler

Gertrude H. Seckler
Gertrude H. Seckler

S. Clayton Shepperd
S. Clayton Shepperd

Margaret J. Shepperd
Margaret J. Shepperd

Edward Novack
Edward Novack

Signed, sealed and:
delivered in the :
presence of :

Barbara Van Houten

