

March 1, 2020

RE: Amendments to the Association's By-laws

Dear Tamarac Lakes Association Homeowner:

As members of a community we share a common interest in the prosperity of our development. Our homes are one of the biggest investment we will have in our lifetime. This common interest is protected by the existence of our homeowners association and our due diligence. Your Board of Directors has the responsibility to make decisions that protect and benefit all current and future owners within the community.

Our Association governing documents, including the Declaration and the By-laws, were drafted and recorded in or about 1983 when the Association was first created. The Association has changed in those intervening 37 years, as have the federal and state laws that apply to condominium associations in New Jersey. After careful review by the Association's attorney, it was found that some aspects of the governing documents, particularly the By-laws, are outdated. The By-laws give the Association the ability to protect our community and our individual investments. Without properly written documents, we stand to be subject to multiple issues that could potentially diminish our home values and increase your condo fees.

The attached proposed amendments to the By-laws address the deficiencies we seek to correct and add standard tools in the common interest community industry to assist Associations to operate more efficiently and effectively.

In accordance with recently adopted New Jersey law, if you disapprove of these proposed amendments to the By-laws, you must do so by contacting the Association Board within thirty (30) days. If you agree with these proposed amendments, you need not do anything.

Contact Association Board at board@tamaraclakes.org If you have any questions contact 609-351-9757.

Thank you for your attention to this matter.

Sincerely,

TLA Board of Directors